

Dragon House, High Halden, Kent TN26 3LY

Dragon House, Ashford Road, High Halden TN26 3LY

Offers in excess of £575,000

Dragon House is a charming and beautifully presented four bedroom attached period property, full of character and history, situated in a sought-after central position in the popular village of High Halden. The property benefits from a garage, off-road parking and the garden is a true delight, featuring an array of flowering plants and shrubs, vegetable garden, studio / workshop, terrace areas and the south facing sunny aspect makes it perfect for relaxing and entertaining.

Believed to date back to circa 1656, this Grade II Listed historic building has well-documented roots deeply embedded in local heritage and was reputed to be a favoured haunt for smugglers in earlier times and it also served as the George & Dragon village Alehouse in the past.

Today, the current vendors have meticulously maintained and updated the property seamlessly blending the timeless charm of a traditional period cottage with modern design. Throughout the home, the stylish light décor enhances the sense of space and light, while features such as the wonderful inglenook fireplace, lantern light window, exposed timbers and brickwork all add warmth and appeal to this inviting family home.

- Set in the heart of the village near the picturesque village green and local amenities.
- Stylish interior with a seamless blend of charm and modern design.
- Deceptively spacious living space with 4 bedrooms and 2 reception rooms
- Many period features throughout including a large inglenook fireplace
- Stunning south-facing garden featuring a rich variety of flowering plants
- Productive vegetable garden, greenhouse and compost area
- Studio / Workshop. Terraces perfect for alfresco dining and family gatherings
- Benefitting from off road parking to the front with attached garage
- Viewing highly recommended to fully appreciate all on offer

SITUATION: High Halden is a popular village with a vibrant community offering good local amenities including general store / post office, primary school, ancient Church and pretty village green, a bus service also runs to the surrounding towns and villages. The area also boasts beautiful miles of countryside, with plenty of rural walks to explore. Tenterden with its picturesque High Street is about 3.5 miles, having an excellent range of shops and amenities. A variety of educational opportunities exist, including the Ashford Grammar Schools, for which this house is within the catchment and on the bus route. For the commuter, Ashford International station (9 miles) offers the high-speed service to London St Pancras, about 37 minutes whilst Headcorn and Pluckley stations are also within easy reach.

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The accommodation comprises the following with approximate dimensions :

Front door opens into this welcoming **SNUG / DINING ROOM** 28'1 max x 13' max, with two charming bay windows to the front, the snug features display shelving and cupboards to either side of the attractive brick fireplace. Built in shallow shelved cupboard. The dining room again has useful fitted cupboards. Door to :

INNER HALL Stairs to the first floor. Door to **CLOAKROOM** Modern white suite comprising low level w.c. Wash hand basin with mixer tap with storage cupboard below. Extractor fan.

SITTING ROOM 19'11 x 13' max (excluding chimney breast). A spacious double aspect room with a wonderful inglenook fireplace with brick surrounds and bressummer beam. Window to the side and rear with French doors opening to the terrace and garden.

KITCHEN 14'5 x 10'2 max. The bright, well-equipped kitchen offers generous work surface space with shaker-style drawers, base units and matching wall-mounted cupboards. Sink unit with drainer and mixer tap, built-in hob and double oven below, along with an integrated fridge and dishwasher. A window and stable door provide plenty of natural light and offer lovely views of the garden.

FIRST FLOOR LANDING Window to the rear. Built in airing cupboard. Stairs to the second floor. Doors to :

BEDROOM 1 12'7 x 12' (excluding cupboards). Double aspect room with windows overlooking the rear and side garden. Fitted wardrobes to one wall and to the other side further built in cupboards with hanging space and shelving. A door opens to a large cupboard currently being used for storage. We understand that as plumbing is already in place it offers potential for a shower / cloakroom.

BEDROOM 2 14'7 x 11'7 max. Window to the front. Cupboards with hanging and shelving. Concealed small 'lantern' window. Interconnecting door to bedroom 3 (not currently used).

BEDROOM 3 12'2 x 11'7 (excluding cupboards). Window to the front. Feature brick fireplace and chimney breast with built in cupboards either side.

SHOWER ROOM Contemporary white suite comprising large shower cubicle with panelled walls and shower, low level and wash hand basin with mixer tap. Storage cupboards. Heated towel rail. Display recess with lighting. Window to the rear garden.

SECOND FLOOR STUDY AREA 14'2 x 12'2 maximum measurements. Fitted shelving to side of stairs. Window to the rear. Open through to ;

ATTIC BEDROOM 4 14'2 x 10'2. A flexible room with window to the side. Please note there are sloping ceilings and restricted headroom to the second floor.

OUTSIDE To the front of the property is off road parking space for up to four vehicles and access to the attached **GARAGE** 13'8 x 8'5 with double doors to the front and personal door into the rear garden. The wonderful large garden is bound to appeal to the most enthusiastic of gardeners, having been lovingly created and tended with a charming brick path to the rear, feature millstone and two decked terrace areas offering ideal places to sit and relax and for alfresco dining.

The attractive lawned garden is filled with an array of flowers, herbaceous borders, trees, plants and shrubs providing colour and interest through the seasons. There is a useful store 13'1 x 5'2, and tucked away to one side is a woodstore, greenhouse, oil tank, compost / potting area and a productive vegetable garden. The large workshop / studio 13'2 x 9'11 is suitable for many purposes, for those keen on DIY or as a artist studio etc.

SERVICES: Mains water, electricity and drainage. Oil fired central heating. Local Authority: Ashford Borough Council. Locationfinder : what3words ///provide.pirate.tightest

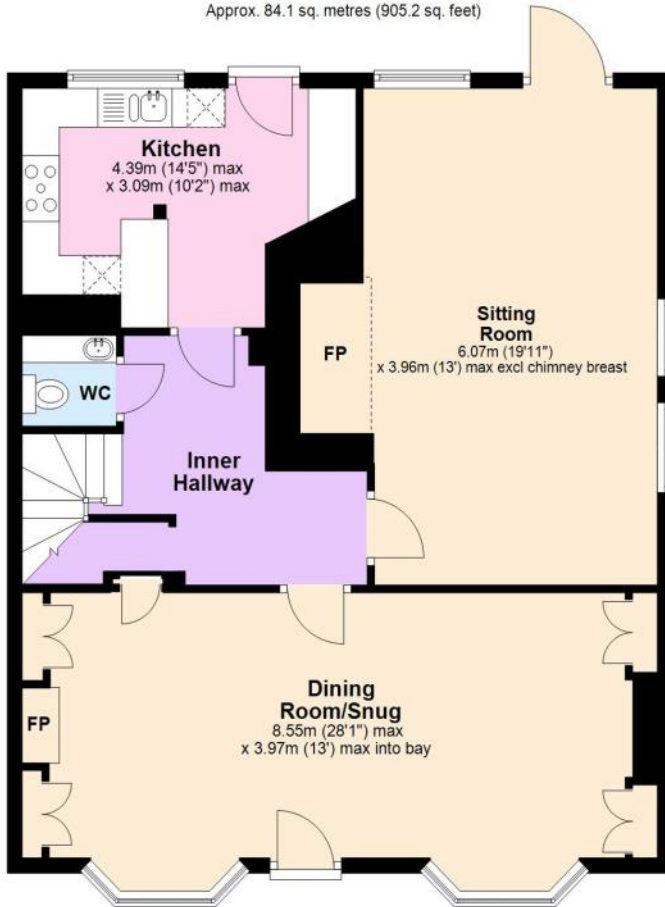
We understand that the property has had three-phase electricity installed, which could be beneficial for anyone planning to add an electric vehicle charger at the front.

AGENTS NOTE: The area in front of the garage is not part of the property, and parking on it is not permitted. This area must be kept clear at all times to ensure access to the garage.



Ground Floor

Approx. 84.1 sq. metres (905.2 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.3 sq. feet)

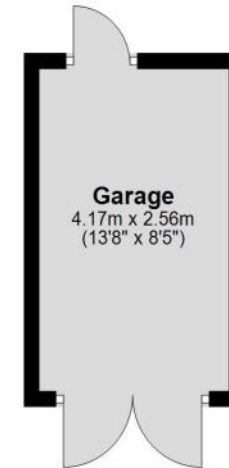
First Floor

Approx. 67.0 sq. metres (720.6 sq. feet)



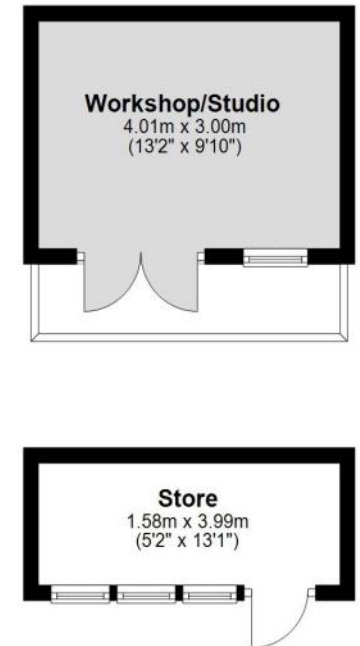
Garage

Approx. 10.7 sq. metres (115.1 sq. feet)



Outbuildings

Approx. 18.2 sq. metres (196.4 sq. feet)



Total area: approx.
207.0 sq. metres
(2228.6 sq. feet)

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