



4 Little Robhurst,
High Halden, Kent TN26 3NG

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Guide Price : £685,000

Attractive 4 bedroom detached modern home located in a peaceful cul-de-sac, offering countryside views, a very large garden, plus driveway parking and double garage, all chain free and ready to enjoy.

Set within a popular cul-de-sac and enjoying far-reaching countryside views, this exceptional detached four-bedroom home offers an enviable blend of space, style, and village living. Extending to just under 2,000 sq ft and beautifully presented throughout, the property has been thoughtfully arranged to support modern family life, with a versatile layout that effortlessly adapts to both everyday living and entertaining.

Light-filled interiors and a natural flow between spaces create a welcoming and comfortable environment, while its overall finish allows for immediate enjoyment.

Offered chain free, this is a rare opportunity to secure a substantial and stylish home in a highly regarded village setting.

Outside, the property continues to impress, occupying a notably generous plot with a well-established rear garden that enjoys a high degree of privacy and open outlooks. Designed to complement a relaxed, outdoor lifestyle, it provides ample space for both entertaining and family use.

To the front, the home is equally well equipped, offering driveway parking for two vehicles, an electric vehicle charging point, and a double garage, which also incorporates a practical utility room, ideal for modern day living.

SITUATION High Halden itself offers a wonderful sense of community, with the village green and centre just a short 0.2 mile stroll away, providing a traditional pub, well stocked local shop, barbers, ancient church and village hall with part-time post office services. Families will appreciate the proximity of the highly regarded High Halden C of E Primary School, just 0.3 miles away. The surrounding area is rich in natural beauty, with picturesque countryside walks and seasonal highlights such as nearby bluebell woods enhancing the lifestyle on offer. For a wider choice of shopping, dining, education and leisure opportunities, the charming historic town of Tenterden and the well-connected market town of Ashford are both within easy driving distance (3.5 miles and 9.3 miles respectively), offering excellent amenities as well as convenient transport links for commuters. Ashford International offers the regular high speed service to London St Pancras, a journey time of approximately 37 minutes. This property also falls within the highly regarded catchment for the Ashford Grammar Schools, Highworth and Norton Knatchbull.

13 EAST CROSS, TENTERDEN, KENT TN30 6AD 01580 766044

E: info@warnergray.co.uk www.warnergray.co.uk

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GROUND FLOOR

At the heart of the property lies a striking triple-aspect open plan kitchen/dining room, perfectly designed for both everyday living and entertaining. Featuring underfloor heating, a vaulted ceiling, and bi-fold doors that open directly onto the garden, this space is flooded with natural light and creates an effortless indoor-outdoor lifestyle, ideal for summer gatherings or relaxed family time.

Complementing this is a spacious sitting room with a cosy log burner, alongside a separate snug, family/play room, and a dedicated home office, providing flexibility for work, leisure, and growing families.

FIRST FLOOR

Upstairs, the home continues to impress with four well-proportioned bedrooms, including three doubles and a generous single, all benefitting from fitted wardrobes. The principal bedroom enjoys its own en-suite shower room, while a stylish family bathroom and ground floor cloakroom serve the rest of the home.

Outside, the property truly comes into its own, boasting an impressive 'T'-shaped rear garden that enjoys far-reaching countryside views and a wonderful sense of space. Having been thoughtfully extended with additional land acquired from the adjoining field, it now offers one of the most generous plots on the development. A raised deck provides the perfect setting for alfresco dining and summer entertaining, while the expansive lawn creates an ideal space for children to play and families to relax.

For those who enjoy outdoor living, a well-tended vegetable patch and greenhouse add both charm and practicality. To the front, the home offers driveway parking for two vehicles alongside an electric vehicle charging point and a double garage. The garage is further enhanced by an integrated utility area, complete with additional storage and a sink, perfectly suited to the needs of modern family life.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority; Ashford Borough Council. Council Tax Band: F.

Location Finder : what3words: ///martini.estimates.mixed





Total area: approx. 179.5 sq. metres (1931.8 sq. feet)

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