



**Tanden Oast,
High Halden TN26 3LJ**

Tanden Oast, Ashford Road, High Halden, Kent TN26 3LJ

Price Guide : £1,150,000

Tanden Oast is an exceptional 4 bedroom detached country home of rare character with garage, set within generous gardens with uninterrupted views across open countryside in all extending to circa 0.7 acre (unmeasured)

A Rare and Elegant Kentish Oasthouse in a Sublime Rural Setting

This distinguished unlisted twin-roundel Kentish oast house sensitively converted in the early 1970's, has since been extensively and thoughtfully upgraded by the current owners to create a high-quality, high-specification modern residence.

The interiors are immaculately presented, combining refined modern comfort with authentic period detailing, resulting in a home that feels both timeless and exceptionally well finished throughout.

Approached via a long driveway, the property enjoys privacy, seclusion and a strong sense of arrival, with ample parking and a detached brick garage incorporating a cellar. The gardens form a superb setting for the house, featuring a large paved terrace ideal for entertaining, mature planting, a wildlife pond and far-reaching countryside views.

Positioned on the edge of the highly regarded village of High Halden, Tanden Oast offers an outstanding balance of rural tranquillity and connectivity, with the Wealden town of Tenterden and the market town of Ashford, including its international rail services, within easy reach.

SITUATION: Tanden Oast occupies a delightful, tucked away position on the edge of the sought-after village of High Halden, a traditional Kentish village centred around a pretty green and ancient church. The village offers everyday amenities including a local shop and post office, primary school and a strong sense of community. The surrounding countryside is particularly appealing, with miles of scenic walks and rolling landscapes to enjoy.

The charming Wealden town of Tenterden, with its picturesque High Street and excellent range of independent shops, cafés and amenities, lies approximately 4.5 miles away. A wide selection of highly regarded schooling is available in the area, including the Ashford Grammar Schools, for which the property falls within the catchment. For those needing to commute, Ashford International Station is around 8 miles away and provides high-speed services to London St Pancras in approximately 37 minutes, while Headcorn and Pluckley stations also offer convenient rail connections.

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The **GROUND FLOOR** flows naturally, anchored by the warmth of engineered oak flooring and the architectural drama of the original roundels. The principal reception rooms are rich in character, featuring exposed beams, historic timbers, and brickwork, yet remain light and inviting. These elegant yet comfortable spaces suit both everyday living and formal entertaining, with views and access to the gardens and terrace.

The kitchen, situated in one of the roundels, is fitted with stylish shaker-style units, quartz worktops, and high-spec integrated appliances. A central round island offers 180-degree views of the gardens and grazing land beyond. The other roundel is arranged as a formal dining space, perfect for large family gatherings around its dramatic round table.

The spacious main sitting room is ideal for country living, centred around a wood-burning stove for cosy winter evenings, while French doors open onto the garden in summer. Also on this floor is a versatile second reception room, currently used as a snug and office, which could easily serve as a bedroom thanks to a contemporary shower room nearby.

Practicality is well catered for with a welcoming entrance hall, inner lobby for storage, and a cleverly designed utility room matching the kitchen.

FIRST FLOOR The landing is a beautiful, characterful space in itself, providing access to all three bedrooms on this floor, extensive eaves storage, and the additional roundel room above, accessed via a pull-down ladder.

The bedrooms are generously proportioned and individually charming, shaped by the curvature of the oasts and other period features. Two large roundel bedrooms offer peaceful retreats with delightful views over the gardens and farmland. The third bedroom, located at the end of the landing, benefits from a unique character and an eaves-built cloakroom.

A stylish family bathroom features a walk-in shower and a claw-foot bath perfectly positioned to enjoy the views—an indulgent space to unwind.

SECOND FLOOR Accessed by a pull-down ladder, the fully converted second-floor roundel offers bonus space ideal as a teenage den, home office or principal bedroom suite, especially as it boasts stunning views as far as the North Downs. Lapsed planning consent exists to add an en-suite in the main loft space adjacent to this room, a rear dormer and staircase (Ashford Borough Council ref: 99/00171/AS).

GARDENS & GROUNDS A sweeping pebble driveway leads to an extensive parking and turning area, in the middle of which is a beautiful Mulberry tree. The gardens, are thoughtfully maintained to provide privacy, structure, and natural beauty. A paved terrace offers a perfect spot for outdoor dining and entertaining, while lawns, mature planting, and a large wildlife pond create a serene, park-like atmosphere (we understand the property owns 2/3rd's of the pond). Backing onto open grazing land and open countryside, the setting offers a profound sense of calm. The original hop press stands as a distinctive sculptural feature, celebrating the property's heritage.

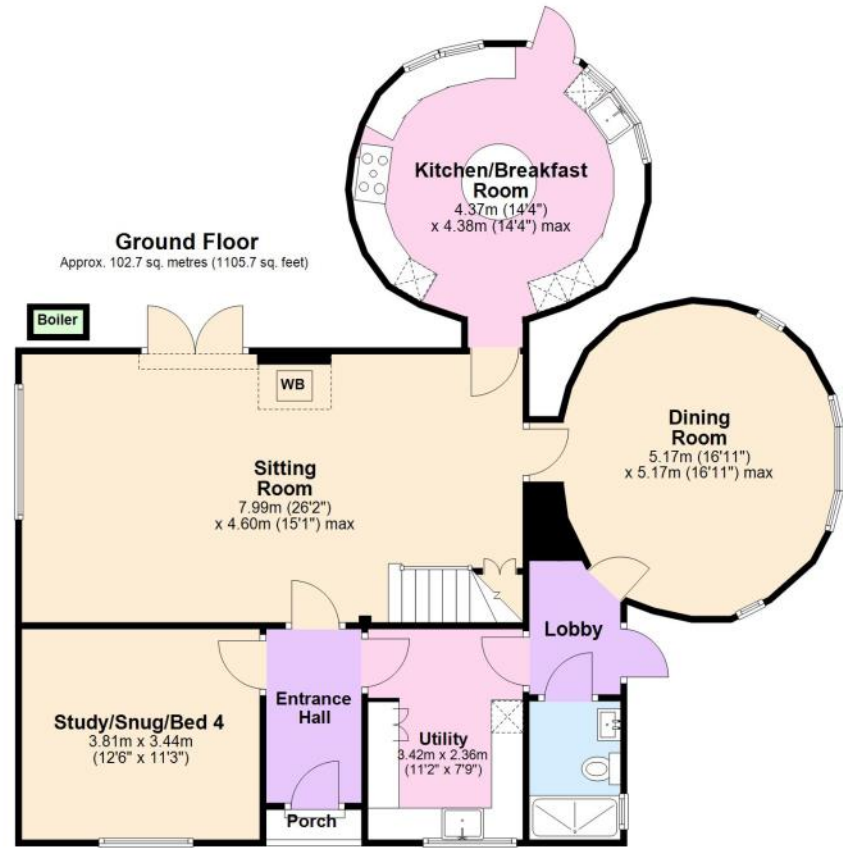
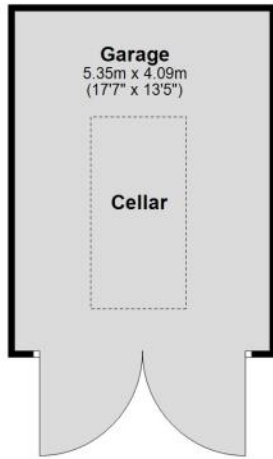
GARAGE & ANCILLARY SPACE A detached brick garage, discreetly positioned to the side, provides parking and storage, with the added benefit of a useful cellar, an uncommon and practical feature.

SERVICES Mains: water and electricity. Oil fired central heating. Electric under floor heating to kitchen. Private drainage. Council Tax band G. EPC Rating: E. Local Authority: Ashford Borough Council. Location Finder :what3words: /// tidal.stripped.dimensions:

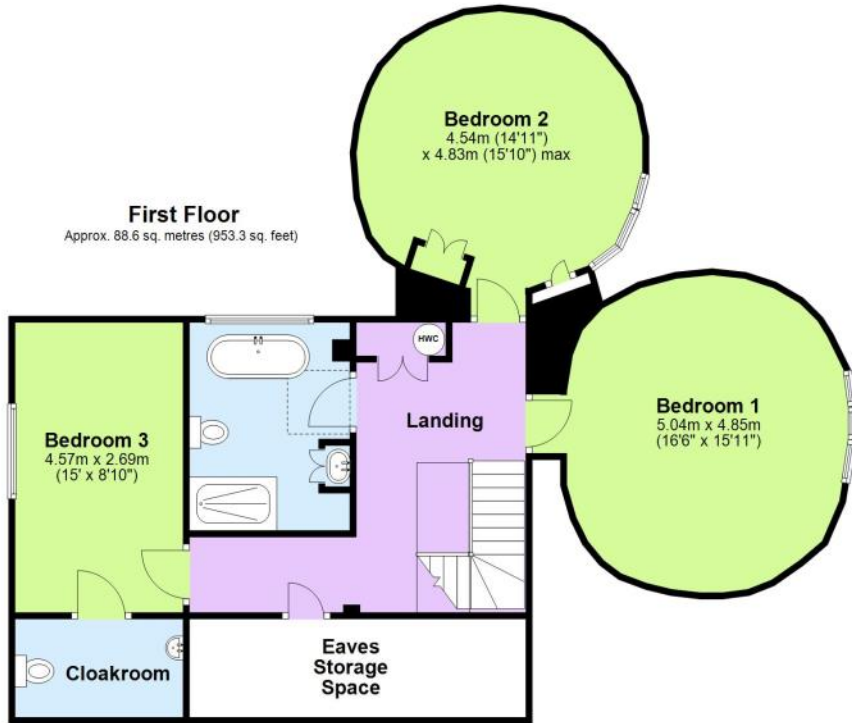
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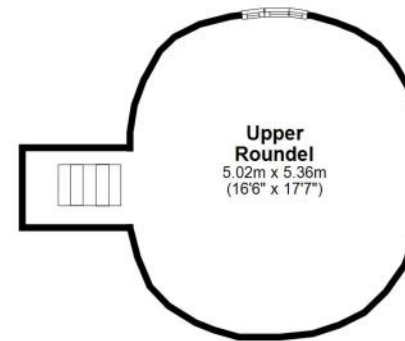
Garage
Approx. 21.9 sq. metres (235.4 sq. feet)



First Floor
Approx. 88.6 sq. metres (953.3 sq. feet)



Second Floor
Approx. 21.3 sq. metres (229.7 sq. feet)



Total area: approx. 234.5 sq. metres (2524.0 sq. feet)

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