



**Garden Cottage,  
Hookstead Lane, High Halden, Kent TN26 3NE**

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**Offers excess of £625,000**

**Set in a large plot with wonderful far reaching countryside views, Garden Cottage offers an exciting opportunity to purchase a beautifully detached three bedroom home in a tucked away position within easy reach of the Kentish village of High Halden and the historic town of Tenterden.**

**The well-proportioned light and bright accommodation throughout includes a stunning contemporary kitchen / breakfast room with open plan dining area, and a sitting room with attractive 'inglenook' style fireplace, woodburner and bi-fold doors.**

**Upstairs the bedrooms are all good-sized doubles, one of which has a stylish en-suite, and there is a family bathroom. The rear garden, which extends to circa one third of an acre (unmeasured), enjoys a lovely rural outlook over rolling hills and countryside.**

**To the front is a gravelled drive with parking for two cars.**

- Spacious, beautifully presented detached three bedroom family home
- Tucked away accessible location in the centre of the village
- Large garden with far reaching countryside views
- Stunning contemporary kitchen / breakfast room
- Local facilities in the village and easy reach of nearby Tenterden
- Would suit downsizers and families alike
- The market town of Ashford offers the international train station

**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 also appreciate the proximity of the highly regarded C of E Primary School.

The surrounding area is rich in natural beauty, with 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.

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**Warner Gray**



**GROUND FLOOR** The accommodation comprises the following with approximate dimensions :

**ENTRANCE HALL** A covered open porch leads into a good sized entrance hall. Large under-stairs cupboard. Stairs to first floor. Doors either side of the hall leads to

**SITTING ROOM** 16' 3" x 11' 7" (4.95m x 3.53m) A spacious, light double aspect room with 'inglenook' style fireplace, woodburner and bi-folding doors onto the patio and garden beyond.

**DINING ROOM** 11' 11" x 11' 8" (3.63m x 3.56m) This second reception room, with window to the front, opens into the kitchen and could be used as a dining room or snug.

**KITCHEN / BREAKFAST ROOM** 18' 4" x 11' 7" (5.59m x 3.53m) This room with its high spec kitchen and dual aspect views over the garden, definitely has the wow factor. There are a range of highly lacquered contemporary base units, drawers and cupboards. A bespoke island provides additional preparation space and is also a breakfast bar. Cuisinmaster range with extractor above, integrated fridge, freezer, dishwasher and inset one and half bowl sink unit. Door to patio.

**UTILITY ROOM** 7' 9" x 5' 4" (2.36m x 1.63m) A useful area with built in cupboards, stainless steel sink, mixer tap and drainer, space for washing machine and tumble dryer. Housing for boiler. Doors to rear garden and cloakroom.

**CLOAKROOM** White suite comprising low level w.c. wash hand basin. Window to front.

**FIRST FLOOR LANDING** A light airy landing with window to stairs and velux above.

**BEDROOM 1** 20' 0" x 22' 8" (6.1m x 6.91m) maximum. This double aspect bedroom with its contemporary en-suite, has wonderful views over the rear garden and open countryside beyond.

**EN-SUITE SHOWER ROOM** White suite comprising low level w.c wash hand basin and glass screened shower. Stainless steel heated towel rail.

**BEDROOM 2** 16' 3" x 11' 7" (4.95m x 3.53m) Light, bright good sized double bedroom with windows to the front and rear.

**BEDROOM 3** 11' 8" x 10' 4" (0.51m x 3.15m) maximum. A double, with window to the front and access to the loft.

**BATHROOM** White suite comprising low level w.c. wash hand basin and bath with fixed shower head and hand held shower above. Stainless steel heated towel rail. Velux window.

**OUTSIDE** Set back from the road, this property is approached over a shared drive which culminates in a gravelled area to the front of the house where there is parking for two cars.

There is a gate to the side of the property leading to a large back garden (approximately 0.3 acre unmeasured) with patio areas at the back of the house. The garden itself which is a particular large feature of this property is mainly laid to lawn, with the countryside beyond providing stunning views.

**SERVICES** Mains drainage, water, electricity and gas. EPC : B





Total area: approx. 129.7 sq. metres (1395.8 sq. feet)

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