



**Mill House,
12 Woodgates Close, High Halden, Kent TN26 3NL**

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Guide Price : £575,000

Tucked away in a sought-after cul-de-sac, this impressive four-bedroom detached home offers a lifestyle defined by privacy, space, and modern living, presented with light and bright interiors that have been designed to balance everyday family comfort with stylish living.

Outside, the home continues to impress with driveway parking, a detached garage, and a truly delightful garden – a private sanctuary perfect for morning coffee, summer gatherings and relaxed al fresco dining as the warmer months arrive.

Mill House enjoys an enviable secluded setting, just a stroll from village amenities and picturesque countryside walks, appealing equally to families, couples, and downsizers alike, this versatile home also lends itself to an easy 'lock up and leave'.

High Halden is a popular, traditional Kentish village offering a sense of community, with its village green, primary school, well-known pub / restaurant, local shop, barbers, ancient church and village hall. The surrounding area is rich in natural beauty and a nearby footpath leads to rural walks further enhancing the lifestyle on offer.

SITUATION: High Halden offers everyday amenities including a local shop, traditional pub / restaurant, primary school, village hall and ancient Church. The surrounding countryside is particularly appealing, with miles of scenic walks and rolling landscapes to enjoy. The charming Wealden town of Tenterden, with its historic High Street and excellent range of independent shops, cafés and amenities, lies approximately 4 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 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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GROUND FLOOR A pathway leads to the property's storm porch and front door, which opens into the welcoming **Entrance Hall** with stairs to the first floor, useful understairs storage cupboard and access to the conveniently placed **Cloakroom** with low level w.c. and wash hand basin.

From the hall, double doors open into the elegant double aspect **Sitting Room** 18'10 x 13'6 with plenty of natural light having a window to the front and French doors opening out onto the rear terrace and garden. An attractive fireplace with gas fire provides perfect focal point for the room.

The well-appointed **Kitchen / Breakfast Room** 17'11 x 9'1 has fitted worksurfaces with tiled splash backs with a range of drawers, wall and base units alongside integrated appliances including an electric oven, gas hob and extractor fan above, microwave and dishwasher. A breakfast bar also provides a convenient space for casual dining. There is a window to the rear and French doors open directly onto terrace and garden seamlessly extending the living space outdoors.

The kitchen is open through to the useful **Utility Area** with space for a washing machine and tumble dryer and storage cupboards keeping everyday household items neatly out of sight. A further cupboard houses the central heating boiler.

There is also a **Dining Room** 12' x 11'5 accessed from the hall, which is a versatile room with window to the front.

A staircase leads to the **First Floor Landing** with airing cupboard and loft hatch with pull-down ladder giving access to storage space.

The **Principal Bedroom** 13'5 x 11'5 has a window to the front, two wardrobe / storage cupboards and benefits from an **en-suite Shower Room** fitted with a smart white suite.

Bedroom 2 14'6 x 8'8 further double room with wardrobe and a window to the rear garden.

Bedroom 3 11'8 x 9'5 has a window to the front with wardrobe cupboard.

Bedroom 4 12'4 x 9'2 (max) overlooking the rear garden, being versatile room which could be used as a study if desired.

A **Family Bathroom** with a modern white suite completes the first-floor accommodation.

Outside A driveway provides parking in front of the **Detached Garage** with up-and-over door, power and lighting. A gate to the side leads to the garden. Opposite the front of the house, there is a further area which we understand belongs to the property, providing an additional verge parking spot for the current vendor.

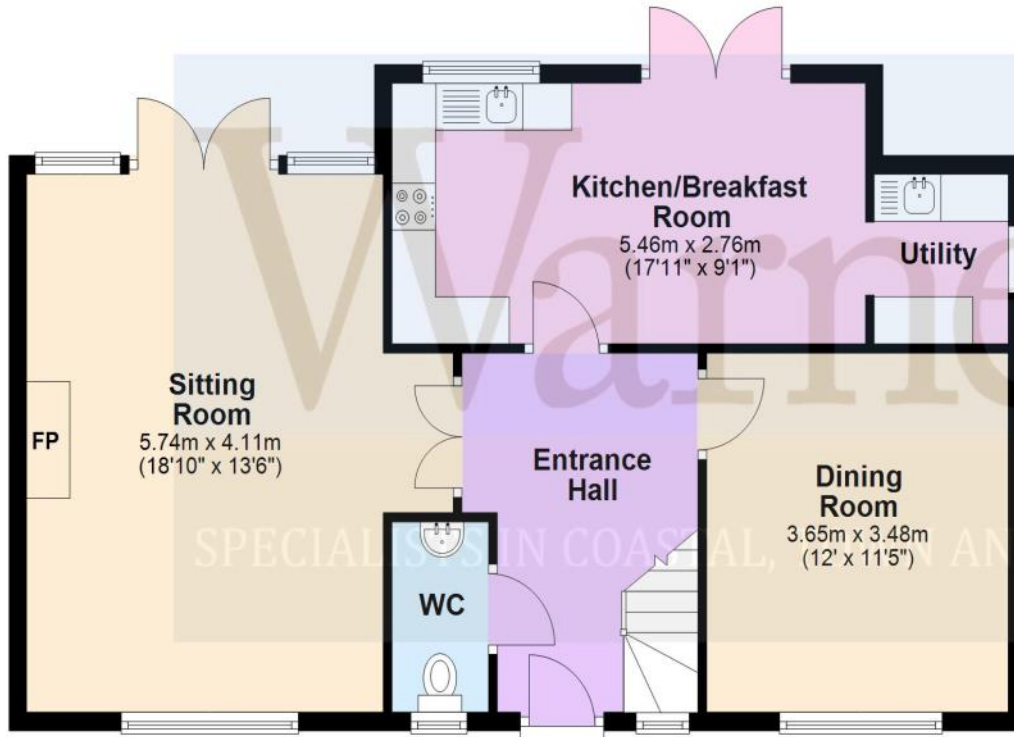
The beautiful rear garden has been thoughtfully planted and maintained with a paved patio, partially shaded by a stylish pergola, setting the scene for alfresco lunches and summer evenings with friends. There are a wide variety of flowering plants and shrubs being an appealing haven for keen gardeners and nature lovers alike. The garden also provides room for children and pets to play and inviting seating areas and peaceful corners to unwind with a good book.

Services : Mains water, electricity, gas and drainage. EPC : tbc



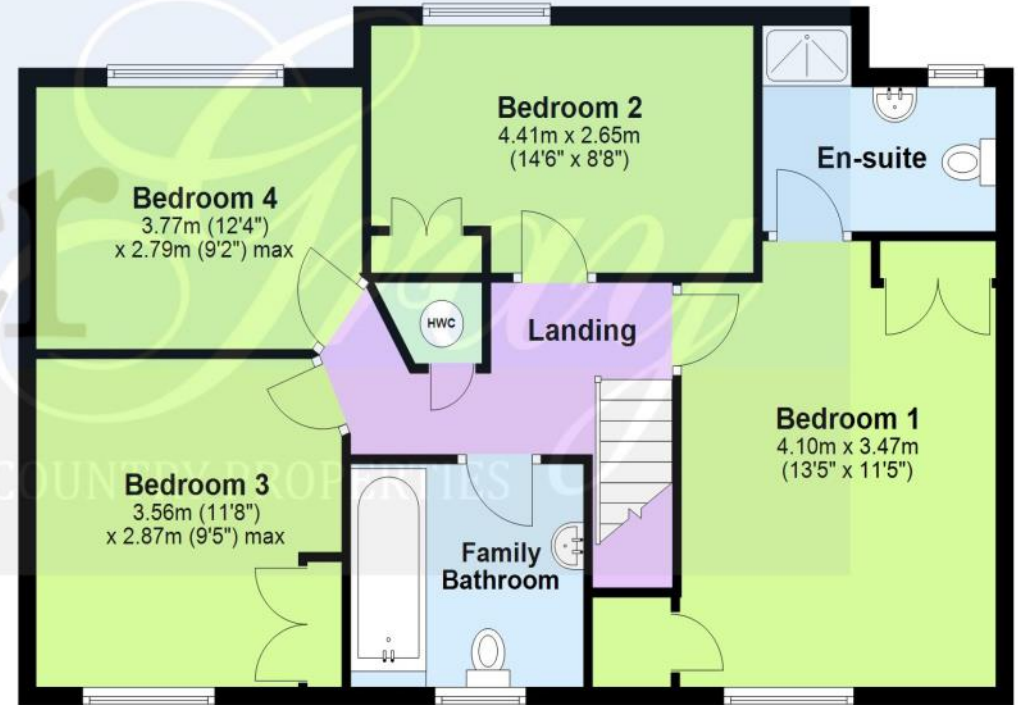
Ground Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



First Floor

Approx. 74.5 sq. metres (802.4 sq. feet)



Total area: approx. 144.8 sq. metres (1559.0 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



