



**Elmtree Oast,
Ashford Road, High Halden TN26 3BP**

Warner *Gray*

Elmtree Oast, Ashford Road, High Halden, Kent, TN26 3BP

Offers in excess of £695,000

An attractive Kentish oast conversion offering 3 bedroom accommodation with exciting scope for updating. Set in an enviable tucked away location, adjoining open fields to rear, situated in the sought after village of High Halden, only 2.5 miles from the delightful small Wealden town of Tenterden and all the wonderful amenities it has to offer.

- Peaceful, tucked away location
 - Detached
 - 2 Reception Rooms
 - 3 Bedrooms (1 en-suite)
 - Family Bathroom
 - Scope for updating
- Good size gardens adjoining open fields
 - Integral Garage
 - Village location
- Under 3 miles to Tenterden High Street

Elmtree Oast is a converted Kentish oasthouse with attached farmhouse that offers deceptively spacious 3 bedroom accommodation that offers some interesting scope for updating. Internally the accommodation is arranged on two floors with 16' oast roundel adjoining the property on the left (as you approach from the driveway).

A generous size **ENTRANCE HALL** with stable door opening to the rear garden leads to the following, with approximate dimensions :

SITTING ROOM 19' 10 max" x 18' 10 max" . 'L' shaped room enjoying double aspect. Open fireplace and French doors to rear gardens.

DINING HALL 15' 10 diameter" Set in the oast roundel, enjoying views to rear.

KITCHEN 9' 9" x 8' 10" Selection of base and wall cabinets which offer could benefit from updating. Double eye level oven (electric) and hob (all electric), leaving space for appliances.



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UTILITY ROOM 12' 7" x 4' 2" With space for appliances and door to integral garage.

CLOAKROOM W.C. and hand basin.

1ST FLOOR Spacious Landing with double aspect including beautiful rural views to rear.

MASTER BEDROOM 14' 6" x 13' 8" With good built in storage, enjoying lovely rural views to rear. En-suite with shower, hand basin and W.C.

BEDROOM 16' diameter Set in the roundel, enjoying far reaching rural views.

BEDROOM 13' 1" x 9' 9" Double room, also enjoying lovely rural views to rear.

BATHROOM 9' 0" x 5' 5" With coloured suite, comprising bath with wall mounted shower above, hand basin and W.C.

OUTSIDE The property is set well back from the road in an enviable tucked away location with good size lawn and natural pond set to the front. A gravel driveway provides access to the integral garage and additional off road parking. The rear garden is set predominantly to lawn with terrace and mature hedging at the boundaries, with open fields beyond.

SERVICES Mains electricity and water. Oil central heating and private drainage.

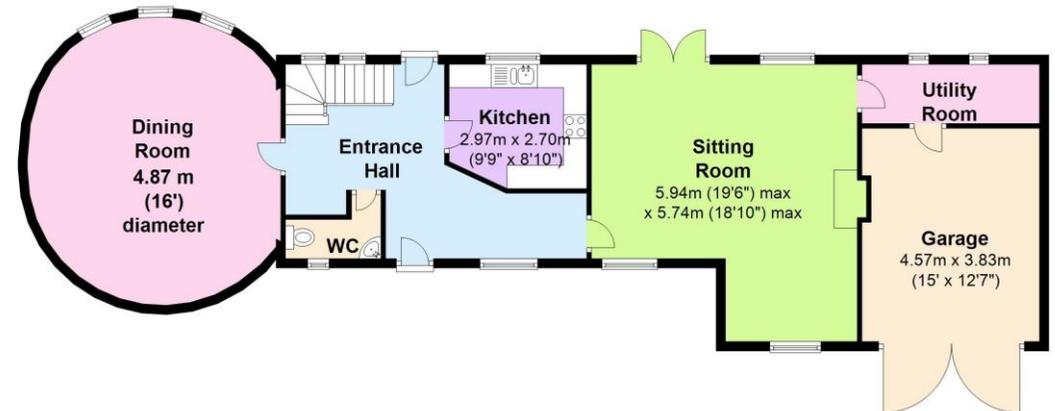
DIRECTIONS From Tenterden proceed on A28 towards Ashford and as you enter High Halden village take a right turn into the driveway immediately after 'Warm Oak' sign (opposite Halden Heights on left). The property will be found at the far end of the drive (on right).

SITUATION High Halden village offers a general store with Post Office, public house, nursery school, primary school, church and village green. Nearby Tenterden offers a superb range of facilities for shopping, leisure and recreational activities including many interesting independent retailers together with national names, 2 supermarkets (Waitrose & Tesco), restaurants, public houses, doctors, dentists, park, various churches and leisure centre. For education there is a wide range of excellent state/independent schools including a primary school in the village. For sport and leisure the beautiful surrounding countryside offers many wonderful walks, rides and golf courses. For travel to London there are regular rail services from Headcorn (about 7.5 miles) or Ashford (about 10 miles) which also offers the high speed service to St Pancras (in 40 minutes) and the Continent via Eurostar

VIEWING BY APPOINTMENT WITH WARNERGRAY 01580 766044

Ground Floor

Approx. 88.6 sq. metres (953.2 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



Total area: approx. 157.3 sq. metres (1693.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray.

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