



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

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Offers In Excess Of: £565,000**

Set in a large plot with exceptional far reaching countryside views, Garden Cottage offers an exciting opportunity to purchase a bespoke detached three bedroom new built 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 through out 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.

Detached bespoke 3-bedroom new build home

Tucked away accessible location.

Large garden with panoramic views

Stunning contemporary kitchen / breakfast room

Within easy reach of High Halden / Tenterden

Would suit downsizers and families alike

About 7 years remaining on a 10 year LABC Guarantee

SITUATION

Garden Cottage is a short distance from the centre of the village of High Halden which offers a range of day to day facilities including general store, primary school and popular pub / restaurant. Tenterden with its comprehensive range of shopping facilities and amenities is a short drive away. A variety of educational opportunities exist in the area. There is a bus service to the surrounding towns and villages and Ashford offers Eurostar trains departing for the continent as well as the high-speed to Ebbsfleet, Stratford and London St Pancras (about 37 minutes).

VEWING Through WarnerGray 01580766044

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GROUND FLOOR

The accommodation comprises the following with approximate dimensions : **ENTRANCE HALL** A covered open porch leads into a good sized entrance hall. Large understairs 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 that lead 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. Cuisinemeister 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

7' 0" x 6' 4" (2.13m x 1.93m) 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 (circa 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.

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

DIRECTIONS From our offices in Tenterden proceed along the A28 through St Michaels for approximately 2.9 miles and you will reach Hookstead on the left hand side. Turn left into Hookstead and then turn left immediately into the lane that takes you to Garden Cottage straight ahead.





Total area: approx. 129.7 sq. metres (1395.8 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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