



22 Halden Close, High Halden

Offers Over **£530,000**

22 Halden Close

High Halden, Ashford

A lovely, well-designed home, offering generous proportions throughout, three double bedrooms, open-plan living and enjoying stunning views to the rear, built by Oceanview Developments in 2019.
Council Tax band: E

Tenure: Freehold

- Spacious 3 bedroom / 2 bathroom home
- Generous accommodation extending to in excess of 1300sqft
- Stunning home, built by Oceanview Developments in 2019
- Lovely open-plan kitchen/dining/family room enjoying bi-folding doors
- Three double bedrooms / 2 with fitted wardrobes
- Parking available for two cars with further space available for visitors
- Wide choice of local schooling options, including Grammers
- Lovely village location, accessible to both Ashford & Tenterden
- High-speed rail link to London St Pancras at Ashford International



Accommodation (See floorplan for room sizes)

'Bay Tree Cottage' is a lovely, well-designed home, offering generous proportions throughout, built by Oceanview Developments, enjoying stunning views to the rear across open farmland. Internally the accommodation extends to in excess of 1300sqft and offers a modern open-plan kitchen/dining/family room, three double bedrooms with master boasting an en-suite and fitted wardrobes. Having been built in 2019, the remaining NHBC warranty would be transferred on completion, providing peace of mind for the new buyer. The location is well connected with the larger towns of Tenterden and Ashford only a short drive away.

Ground Floor

The ground floor comprises a spacious entrance hallway with plenty of space for keeping coats and shoes, a useful under stairs cupboard and downstairs WC too. To the front is the generous living room, and to the rear, enjoying the most fabulous views across rolling farmland is the stunning open-plan kitchen/dining/family room (integrated appliances within the kitchen include an electric oven (eye-level), electric grill/microwave, 4-zone hob, extractor, fridge/freezer, dishwasher, washing machine and two wine-coolers) with bi-folding doors opening to the garden.

First Floor

Stairs lead up to the spacious landing which leads to each of the bedrooms and family bathroom. The largest of the bedrooms faces the front and features a wall of fitted wardrobes and a sleek, well-designed en-suite shower room. There are a further two bedrooms, one front facing, the other rear-facing and enjoying a stunning view across the rolling farmland. Also overlooking the rear is the family bathroom, featuring a four-piece suite, including a free-standing bath and a large walk-in shower.

Outside

Outside the gardens have been landscaped to both the front and rear. The front garden features a neatly designed space, with planting to the boundary, a central feature Bay Tree with surrounding lawn and pathway to the front door. The rear garden boasts a large patio space



GARDEN

ON DRIVE

2 Parking Spaces



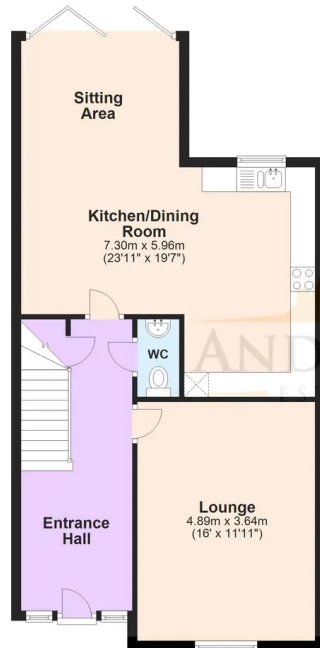






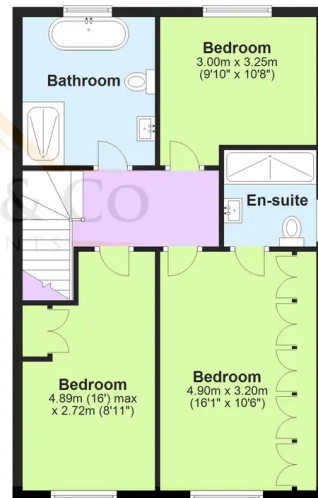
Ground Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



First Floor

Approx. 57.7 sq. metres (620.8 sq. feet)

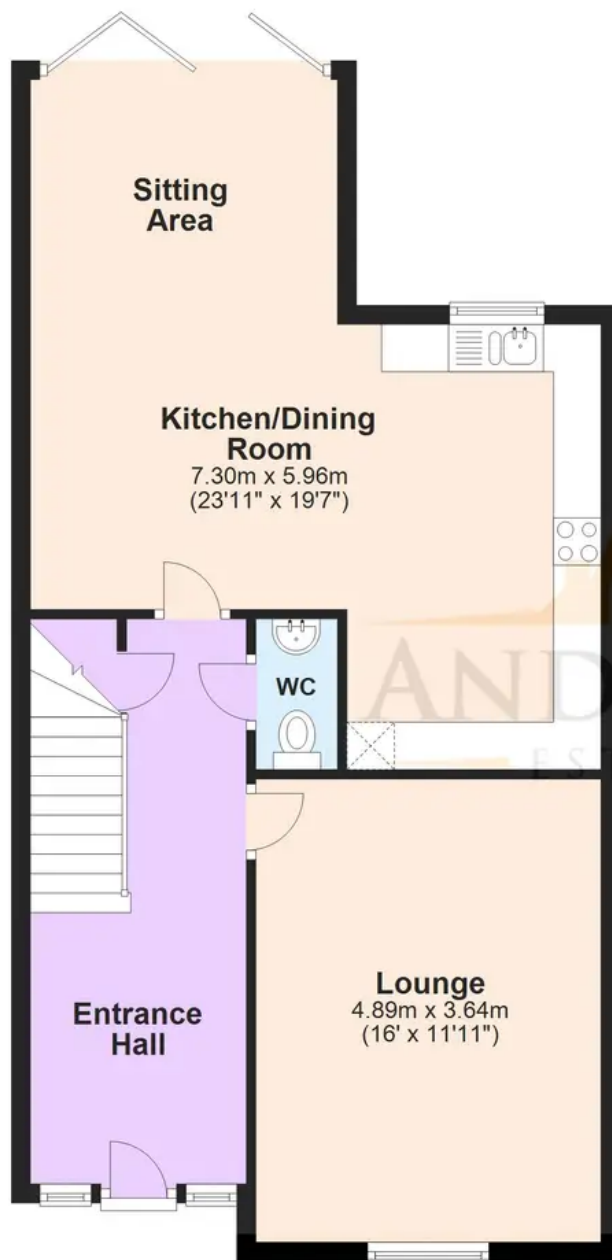


Total area: approx. 122.6 sq. metres (1319.6 sq. feet)

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

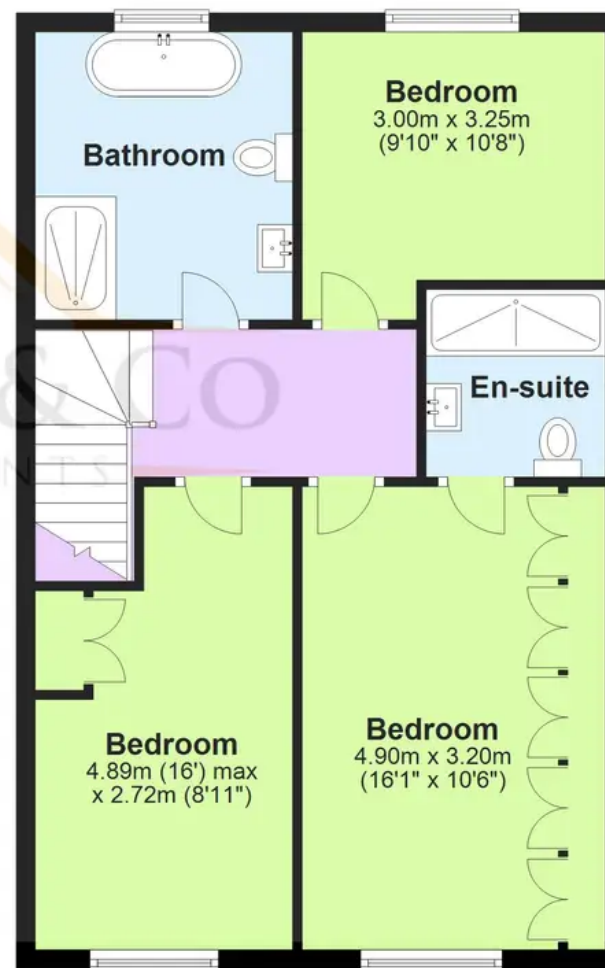
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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