



## The Wagon Lodge, High Halden

Offers in Region of £595,000

Skippers



# The Wagon Lodge

High Halden, Ashford

Charming 3-bed detached house in High Halden with characterful features and Mediterranean-style garden. Close to Tenterden and Ashford, ideal blend of rural tranquillity and urban access. Perfect oasis of relaxation.

Council Tax band: F

Tenure: Freehold

- Former Hayloft/Wagon Store Conversion approx. 25 years ago
- Charming Detached 3 Bedroom Property
- Spacious Living Accommodation with 4 Reception
- Located within the popular village of High Halden
- Approx. 2.5 miles to Tenterden Town and 10 miles to Ashford Town with International Train Station
- Enclosed Mediterranean Style Rear Garden
- Backing onto Farmland
- Some lovely features including exposed beams and inglenook fireplace with log burner
- Driveway parking for 3 Vehicles
- Bathroom & Additional Shower Room





**Hallway**

Stairs to first floor, understairs storage cupboard, doors through to cloakroom, kitchen and dining room/sitting room.

**Cloakroom**

Low level wc, pedestal wash hand basin.

**Kitchen/Breakfast Room**

15' 2" x 12' 8" (4.62m x 3.86m)

Range of cupboards and drawers beneath work surfaces with additional wall mounted units, integrated Bosch dishwasher, washing machine, electric double oven with gas hob, door leading to side and 1 and half bowl ceramic sink with mixer tap and drainer.

**Sitting Room**

17' 0" x 12' 9" (5.18m x 3.89m)

With inglenook fireplace including solid fuel heater in exposed brick surround, window to front.

**Study**

12' 8" x 11' 2" (3.86m x 3.40m)

With exposed timbers and shelving and window to front.

**Lounge**

21' 1" x 12' 8" (6.43m x 3.86m)

Double aspect with window to side and French doors leading through to conservatory, exposed timbers and feature fireplace.







### **Conservatory**

10' 9" x 10' 0" (3.28m x 3.05m)

Timber construction upon dwarf brick wall with French doors leading to rear garden.

### **Landing**

With storage cupboard housing wall mounted boiler and window to front.

### **Bedroom**

14' 0" x 12' 0" (4.27m x 3.66m)

Window outlook to front and stable door leading to oak framed balcony and loft access.

### **Bedroom**

14' 0" x 10' 1" (4.27m x 3.07m)

Window to rear with views over farmland

### **Bedroom**

10' 7" x 7' 3" (3.23m x 2.21m)

High level window to rear.

### **Bathroom**

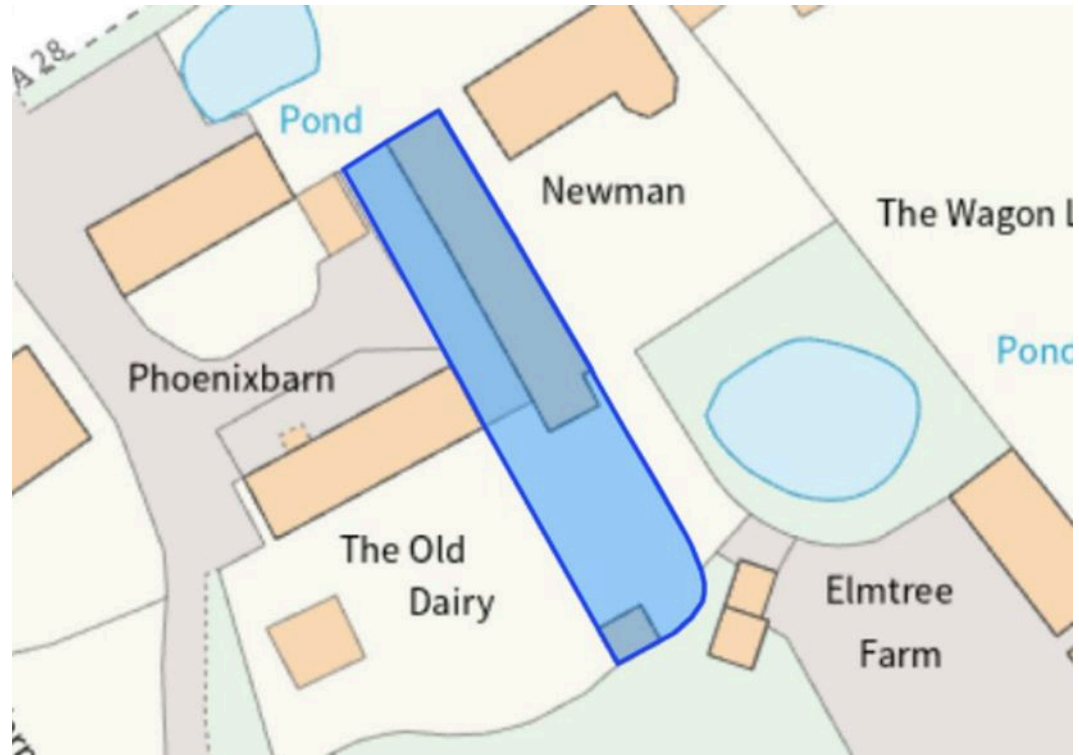
White suite comprising low level wc, pedestal wash hand basin with shower attachment, obscured window to rear.

### **Shower Room**

White suite comprising low level wc, wash hand basin, tiled shower cubicle, window to front.











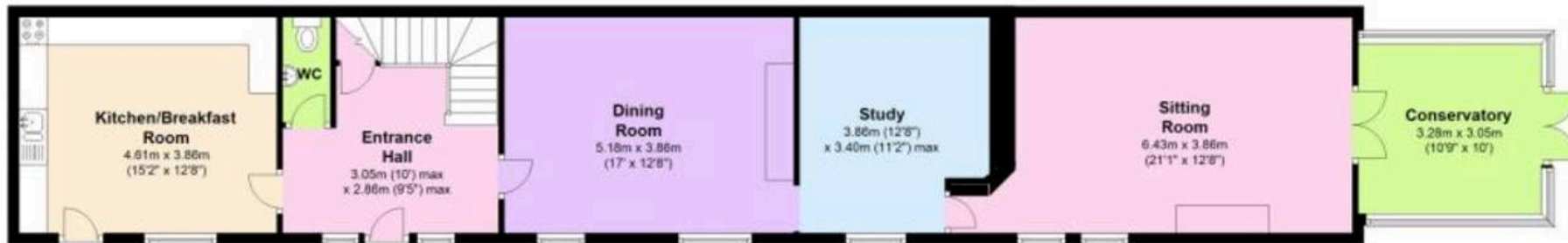






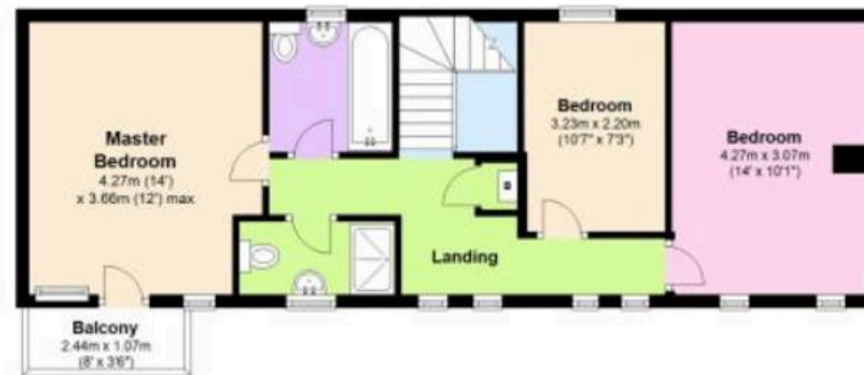
### Ground Floor

Approx. 103.3 sq. metres (1112.3 sq. feet)



### First Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Total area: approx. 159.5 sq. metres (1717.2 sq. feet)

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

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Plan produced using PlanUp.





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