

**RUSH
WITT &
WILSON**



**5 Millfield, High Halden, Kent TN26 3LX
Offers In Excess Of £485,000**

Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a highly sought after and quiet cul-de-sac location in the heart of High Halden, enjoying impressive views over adjoining farmland to the rear. The accommodation is arranged over two floors and comprises of an entrance hallway, wet room, bedroom 4/home office, kitchen/breakfast room and living/dining room with adjoining conservatory on the ground floor. On the first floor are three bedrooms, a galleried landing with access to a small balcony at the front and the family bathroom. Outside the property offers a brick paved driveway, single carport and established gardens to the front and rear, the latter enjoying an southerly aspect and enjoying stunning rural views. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

With entrance door and full height windows to the front elevation, stairs rising to the first floor, two fitted coat/storage cupboards, radiator, parquet flooring and connecting doors leading to:

Wet Room

Fitted with a white suite comprising low level W.C and wash-hand basin, wall mounted power shower, stainless steel heated towel rail, fully tiled walls and obscured glazed window to the side elevation.

Bedroom 4/Home Office

10'7 x 7'8 (3.23m x 2.34m)

With window to the front elevation and radiator.

Kitchen/Breakfast Room

12'9 x 8'10 (3.89m x 2.69m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel sink/drainage unit and tiled splash-back, inset eclectic hob with extractor canopy above, upright unit housing integrated double oven, space and point for low level fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, floor standing oil fired boiler,

space for table and chairs, part obscured glazed door to the side elevation allowing access to the garden, windows to the side and rear elevations, the latter enjoying a pleasant view over the garden and adjoining farmland beyond.

Living/Dining Room (L Shaped)

20'8 max x 15'9 max (6.30m max x 4.80m max)

Being double aspect with windows to the front and rear elevations, feature fireplace with decorative stone surround and inset electric fire, three radiators, fitted storage cupboard with display shelving above and glazed patio doors through to:

Conservatory

11'7 x 8'10 (3.53m x 2.69m)

Being full double glazed with a range of windows and double doors to the side elevation allowing access through to the garden.

First Floor

Landing

Galleried landing with stairs rising from the entrance hallway, selection of obscured glazed full height windows and door providing access to a small balcony on the front elevation, radiator, airing cupboard housing insulated hot water tank, access to loft space and connecting doors leading to:

Bedroom 1

15'9 x 10'9 (4.80m x 3.28m)

Being double aspect with windows to the front and rear elevations, the latter enjoying impressive rural views, range of fitted wardrobes and two radiators.

Bedroom 2

10'9 x 8'10 (3.28m x 2.69m)

With window to the rear elevation enjoying impressive rural views, radiator and fitted double wardrobe.

Bedroom 3

9'6 x 8'10 (2.90m x 2.69m)

With window to the rear elevation enjoying impressive rural views, radiator and fitted double wardrobe.

Family Bathroom

Fitted with a coloured suite comprising low level W.C, pedestal wash-hand basin, tiled panelled bath with fixed power shower above, fully tiled walls, stainless steel heated towel rail and obscured glazed window to the side elevation.

Eaves Storage Space

8'11 x 7'5 (2.72m x 2.26m)

Providing a useful walk-in storage space with light and power connected.

Outside

Gardens

To the front a brick-paved driveway provides off road parking and access to a single car port to the side of the property. There is an area of lawn bordered with a range of established beds planted with a mixture of mature shrubs and seasonal flowers. Gated side access leads to:

The rear garden backs onto and enjoys impressive views over adjoining farmland to the rear, being predominately laid to lawn and boarded with a selection of beds planted with a mixture of mature shrubs and seasonal flowers. There is a small paved patio accessed from the Conservatory offering a perfect space for outside dining/entertaining, detached timber summer house and timber garden store.

Agent Note

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.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

Council Tax Band: E

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

