

**RUSH
WITT &
WILSON**



Beulah, Harris Lane, High Halden, Kent TN26 3HN
Guide Price £895,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most impressive (un-listed) detached country home occupying an idyllic lane location on the outskirts of High Halden.

'Beulah' has been beautifully renovated and extended in recent years to offer extremely well-presented and well-proportioned accommodation arranged over two floors comprising of an entrance hallway, stunning kitchen/dining/ family room with direct access to the garden, triple aspect living room with log burning stove, dining room/home office, large utility room and cloakroom on the ground floor. On the first floor are four double bedrooms, two of which benefit from en-suite facilities and the family bathroom. Outside the property benefits from a good sized gardens, extensive off road parking, a detached double garage and small paddock/orchard.

An internal inspection is highly recommended on this stunning home. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With part glazed entrance door and window to the side elevation, radiator, recessed ceiling spot lights, stairs rising to the first floor with fitted storage cupboard beneath and open-plan through to:

Dining/Family Room

18'4 x 11'9 max (5.59m x 3.58m max)

Being double aspect with tall windows to the side elevation and double doors to the rear allowing access through to the garden, radiator, recessed ceiling spot lights, door to the utility room and attractive oak framed archway through to:

Kitchen

14'6 x 10'5 (4.42m x 3.18m)

This impressive room is fitted with a range of light grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with matching splash-backs, inset grey 1.5 bowl sink/drain unit, inset 5 ring Lamona induction hob with tiled splash-back and stainless steel extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, integrated fridge/freezer, kitchen island with solid woodblock work surface, breakfast bar and fitted wine rack, tiled flooring, radiator, recessed ceiling spot lights, window the side elevation, door through to the living room and dining room.

Utility Room

10'6 x 9'7 (3.20m x 2.92m)

Fitted with a range of grey shaker style cupboard base units with complementing wood effect work surface with tiled splash-backs and inset stainless steel sink/drain unit, space and plumbing for washing machine, space and point for tumble dryer, part glazed door to the rear elevation allowing access through to the garden, window to the side elevation, tiled flooring, radiator and door to:

Cloakroom

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back, radiator, tiled flooring and obscured glazed window to the rear elevation.

Dining Room

14'5 x 10'9 (4.39m x 3.28m)

With window to the front elevation, radiator and feature fireplace with inset log burning stove,

Living Room

22'2 x 14'4 (6.76m x 4.37m)

Being triple aspect with windows to the front, side and rear elevations, two radiators and attractive exposed brick fireplace with inset log burning stove.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, window to the side elevation, radiator, access to loft space, fitted storage cupboard, airing cupboard housing wall mounted gas fired (LPG) boiler and pressurized hot water tank, doors to:

Bedroom 1

15'9 x 9'8 (4.80m x 2.95m)

Being double aspect with windows to the side and rear elevations, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, large shower cubicle with sliding door, stainless steel heated towel rail and window to the side elevation.

Bedroom 2

15'0 max x 11'2 (4.57m max x 3.40m)

Being double aspect with windows to the front and side elevations, attractive feature fireplace, radiator and door to:

En-Suite Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, panelled bath, heated towel rail, recessed shelved storage, part panelled walls and window to the rear elevation.

Bedroom 3

14'9 x 11'1 (4.50m x 3.38m)

With window to the front elevation, feature fireplace and radiator.

Bedroom 4

14'11 x 10'7 (4.55m x 3.23m)

With window to the side elevation and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, panelled bath with mixer tap and hand held shower attachment, stainless steel heated towel rail and window to the side elevation.

Outside

Gardens

To the front an electric five bar gate opens to an extensive gravelled driveway providing off road parking/turning space for a number of cars and access to the detached double garage, to one side is a large area of level lawn with laurel hedging to the front boundary.

To the side/rear of the property is a paved patio area being accessed via the kitchen/dining/family leading to an area of lawn and further paved seating area offering a perfect space for outside dining and entertaining. To the rear of the double garage a five bar gate opens to a further area of garden/small paddock being predominantly laid to lawn with a selection of established fruit trees, a children's play area and timber garden store.

Detached Double Garage

18'2 x 19'0 (5.54m x 5.79m)

With two up and over doors to the front elevation, personal door to the side, light and power connected,

Agent Note

Council Tax Band: G

Please note the property is on private drainage.

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



1ST FLOOR

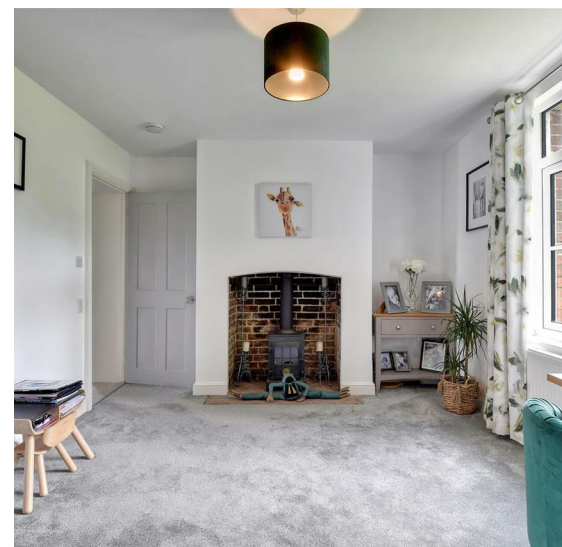
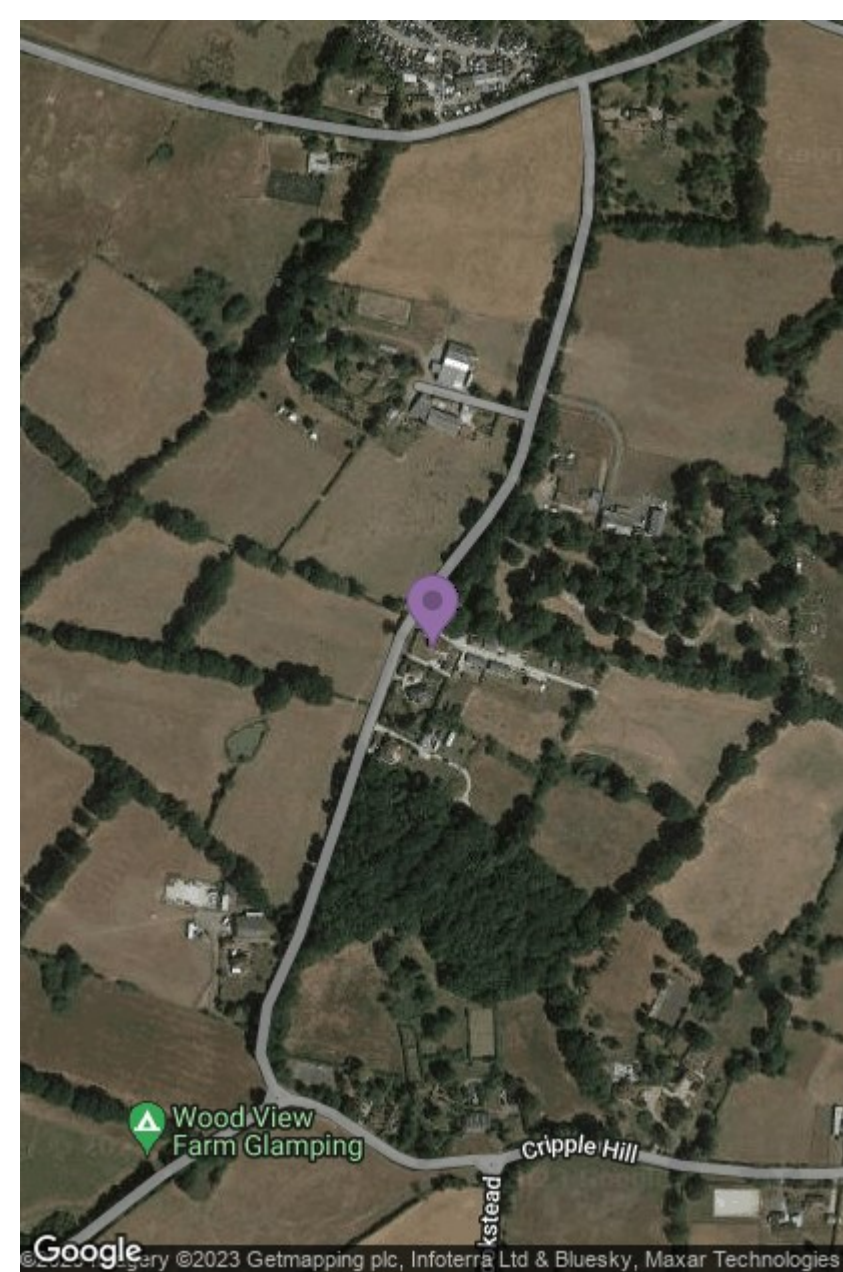


TOTAL FLOOR AREA : 2415 sq.ft. (224.4 sq.m.) approx.

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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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