

**RUSH
WITT &
WILSON**



Wynmore Ashford Road, High Halden, Kent TN26 3BY
Offers In The Region Of £1,195,000

Rush Witt & Wilson are delighted to offer an exciting opportunity to purchase this attractive detached family home sitting in gardens and grounds measuring approximately 12.89 acres (tbv) located in the popular village of High Halden.

The accommodation is arranged over two floors and comprises of an entrance porch, hallway, kitchen/breakfast room, living room, dining room, sun room, cloakroom and utility room on the ground floor. On the first floor is the master bedroom with a dressing area and en-suite bathroom, family bathroom, shower room and four further bedrooms. Please note, two of the bedrooms and the shower room are accessed independently via a second staircase and such may offer scope for annex style accommodation if required.

Outside 'Wynmore' offers a generous driveway providing off road parking for a number of cars, a detached garage with adjoining workshop, a detached cabin, range of garden stores, established gardens with wildlife pond and range of paddocks.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this fantastic properties accommodation and impressive gardens and grounds. For further information and to arrange a viewing please call our Tenterden office on 01580 762927



Entrance Porch

8'5 x 4'4 (2.57m x 1.32m)

Part decorative glazed entrance door to the front elevation, range of windows to the front and side, tiled flooring, part glazed door through to:

Entrance Hallway

Stairs rising to the first floor with recessed storage space beneath, tiled flooring, fitted coat cupboard, radiator, doors off to the following:

Dining Room

13'11 max 12'2 (4.24m max 3.71m)

Window to the front elevation, attractive brick feature fireplace, exposed floorboards, radiator, serving hatch through to kitchen/breakfast room.

Living Room

19'5 x 15'7 max (5.92m x 4.75m max)

Triple aspect with windows to the front, side and rear elevations, attractive exposed brick feature fireplace, exposed beams, three radiators, glazed double doors with views and access onto the garden.

Kitchen/Breakfast Room

12'8 x 16'1 (3.86m x 4.90m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounting cupboards, complimenting wood effect worktop surfaces with tiled splashbacks, inset sink drainer unit, Rangemaster cooker, space and plumbing for washing machine, space for dishwasher, space for low level fridge/freezer, exposed brick fireplace with inset Tirolia solid fuel oven (not in use), tiled flooring, radiator, fitted corner bench with storage beneath and breakfast table, windows to both side elevations.

Rear Lobby

7'7 x 6'5 (2.31m x 1.96m)

Obscure glazed window to the side elevation, tiled flooring, low level fitted storage cupboard, radiator, part obscure glazed door with access onto the garden, further doors leading to:

Utility Room

7'7 max x 9'2 (2.31m max x 2.79m)

Fitted with a range of full height fitted storage cupboards housing gas fired boiler, wood effect worktop surface with further storage beneath, space for freestanding appliances, tiled flooring, radiator, window to the side elevation.

Cloakroom/WC

Fitted with a white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, tiled flooring, radiator, obscure glazed window to the side elevation.

Sun Room

18'9 max x 15'3 (5.72m max x 4.65m)

Windows to the rear and side elevations both enjoying pleasant views over the gardens, tiled flooring, two radiators, glazed double doors with views and access onto the garden, stairs rising to the first floor.

First Floor

Landing

access to loft space and doors off to the following:

Bedroom Three

18'6 x 14' max (5.64m x 4.27m max)

Double aspect with windows to the side and rear elevations, the latter enjoying pleasant views over the garden and adjoining paddocks beyond, two radiators.

Bedroom Five

8'7 x 8' (2.62m x 2.44m)

Velux style window to the side elevation, grey wood effect laminate flooring, fitted small storage cupboard.

Shower Room

Fitted with a modern suite comprising low level wc, wall mounted vanity unit with inset wash hand basin and fitted drawer storage beneath, large corner shower cubicle with sliding door, part tiled walls, stainless steel heated towel rail, recessed ceiling spotlights, wall mounted mirror, wood effect flooring.

Landing

Window to the front elevation, doors off to the following:

Bedroom Two

13'9 x 10'8 (4.19m x 3.25m)

Window to the front elevation, attractive feature fireplace, radiator, two full height double fitted wardrobes.

Bedroom Four

11'1 x 11'2 max (3.38m x 3.40m max)

Window to the side elevation, grey wood effect laminate flooring, radiator, range of fitted full height wardrobes.

Bathroom

Fitted with a white suite comprising low level wc, wall mounted wash hand basin, mirror panelled bath with mixer tap, shower above and fitted screen, tiled flooring, part tiled walls, stainless steel heated towel rail, fitted airing cupboard housing insulated hot water tank, velux style roof lights, window to the rear elevation.

Master Bedroom

26'7 max x 12'7 max (8.10m max x 3.84m max)

Triple aspect with windows to the front and side elevations, attractive feature fireplace, exposed timbers and beams, two radiators, fitted double wardrobe, fitted linen cupboard, access to loft space, glazed double doors opening onto a Juliet balcony to the rear enjoying impressive views over the rear garden and adjoining paddocks beyond, door through to:

En-Suite Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin, wood panelled bath with mixer tap and fixed shower above, part tiled walls, wood effect flooring, radiator, stainless steel heated towel rail, two windows to the side, further window to the rear elevation enjoying pleasant views over the garden and adjoining paddocks.

Outside

Detached Garage

25'8 x 10'6 (7.82m x 3.20m)

Double doors to the front elevation, window to the rear, part glazed door to the side elevation, light and power connected.

Adjoining Workshop

15'7 x 7'6 (4.75m x 2.29m)

Window to the front elevation, personal door to the rear, light and power connected.

Attached Mower Shed

7'6 x 6'6 (2.29m x 1.98m)

Window and door to the rear elevation, light and power connected.

Tractor Shed

12'2 x 8'9 (3.71m x 2.67m)

Double doors to the front elevation, light and power connected.

Adjoining Storage Shed

14'8 x 7'8 (4.47m x 2.34m)

Door and window to the front elevation.

Garden Shed

14' x 11'2 (4.27m x 3.40m)

Double doors to the side, window to the rear elevation, light and power connected.

Detached Cabin

14'9 x 11'3 (4.50m x 3.43m)

Triple aspect with windows to both sides and rear elevations, personal stable door to the side, vaulted ceiling, light and power connected, glazed double doors opening to the front elevation enjoying impressive views over the wildlife pond and adjoining gardens and paddocks beyond.

Front Garden

Extensive gravelled driveway providing off road parking/turning space for a number of vehicles, small area of lawn being bordered with a range of well stocked beds planted with mixture of seasonal flowers, shrubs and roses.

Gardens

Abutting the rear/side of the property is a generous paved patio area offering space for outside dining and entertaining, there is a central feature wildlife pond surrounded by lawned gardens being interspersed and bordered with a range of beds planted with a mixture of mature shrubs/seasonal flowers and trees, the remainder of the grounds is split into level open paddocks at the rear.

Agents Note

Council Tax Band - E

Please note there is a public footpath running across the rear of the paddocks.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(43-54) E		(43-54) E	
(31-42) F		(31-42) F	
(1-30) G		(1-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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