

**RUSH  
WITT &  
WILSON**



**Oakwood , High Halden, Kent TN26 3LY  
Guide Price £775,000**

Rush Witt & Wilson are pleased to offer this stunning detached family home located in an exclusive gated development enjoying fantastic rural views to the rear.

The extremely well-presented and generously proportioned accommodation is arranged over three floors and comprises an impressive 43' open plan Kitchen/Living/Dining area with bi-fold doors giving access to the garden, a study/family room, utility room and cloakroom on the ground floor. On the first floor is the master bedroom with an en-suite shower room and walk-in wardrobe, two further double bedrooms, the family bathroom and a cinema room/bedroom 5. On the second floor is a double bedroom with en-suite shower room.

Outside the property benefits from off road parking for several vehicles, an attached double garage (currently being utilised a home office) and landscaped gardens to the side and rear which back onto and enjoying pleasant views over adjoining countryside to the rear. Offered to the market CHAIN FREE. An internal inspection of this substantial family home is highly recommended, for further information and to arrange your viewing please call our Tenterden office on 01580 762927.



### **Entrance Hallway**

With window to the front elevation, stairs rising to the first floor with storage cupboard beneath, double coat cupboard, alarm system and connecting doors leading to:

### **Cloakroom**

With low level W.C and floating wash hand basin with tiled splash backs, tiled flooring and extractor fan.

### **Study/Family Room**

16'7 x 7'1 (5.05m x 2.16m)

With window to the front elevation and radiator.

### **Open Plan Kitchen/Dining/Living Area**

43'11 x 14'11 (13.39m x 4.55m)

Living Room Area: With bi-fold doors to the rear elevation giving access to the decked terrace and garden, recessed ceiling spot lights and inset log burner.

Kitchen Area: Fitted with a range of white and grey high gloss cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with inset stainless steel sink and granite splash backs, integrated dishwasher, island with inset six burner gas hob with oven beneath and ceiling mounted extractor canopy above, upright unit housing integrated oven and microwave, integrated fridge/freezer, breakfast bar area, tiled flooring and window to the rear elevation over looking the garden.

Dining Area: With bi-fold doors to the rear elevation giving access to the decked terrace and gardens and recessed ceiling spot lights.

Door leading to:

### **Utility Room (L Shaped Room)**

11'10 max x 8'4 (3.61m max x 2.54m)

Fitted with a range of modern cupboard base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainer unit and tiled splash backs, space and plumbing for washing machine, space and point for further free standing appliances, cupboard housing pressurised hot water tank, connecting door to the garage/home office, tiled flooring and stable door to the side elevation.

### **First Floor**

### **Landing**

Part gallieried landing with window to the front elevation, radiator and two storage cupboard. Staircase rising to the second floor and connecting doors leading to:

### **Bedroom 1**

22'6 x 13'4 (6.86m x 4.06m)

Being double aspect with window to the front and rear elevation, the latter enjoying fantastic rural views, two radiators, large walk in wardrobe with shelve and hanging rail. Connecting door leading to:

### **En-Suite Shower Room**

Modern white suite comprising low level WC, wash-hand basin and corner shower cubicle with sliding doors, tiled flooring and walls, heated towel rail and obscured glazed window to the rear elevation.

### **Bedroom 3**

15'0 x 10'9 (4.57m x 3.28m)

With window to the front elevation and radiator.

### **Bedroom 4**

12'9 x 9'9 (3.89m x 2.97m)

With window to the front elevation, large built in wardrobe with hanging rail and radiator.

### **Bathroom**

Modern white suite comprising low level WC, floating square wash hand basin with storage beneath, bath with mixer tap, corner shower cubicle with sliding door, tiled flooring and part tiled walls and obscured glazed window to side elevation.

### **Cinema Room/Bedroom**

17'7 x 16'8 (5.36m x 5.08m)

Having been sound proofed by the current owner with a back lite leather padded wall panels to one end, radiator and windows to both side elevations,

### **Second Floor**

### **Bedroom 2**

27'6 x 11'11 (8.38m x 3.63m)

With window and velux to the rear elevation enjoying pleasant views over the garden and fields beyond, fitted wardrobe with sliding mirrored doors, two radiators and access to a deep eaves storage cupboard.

### **En-suite Shower Room**

Modern white suite comprising low level WC, two 'his and hers' floating square wash hand basin with storage beneath, large walk in shower with screen, tiled walls and flooring, two heated towel rail and window to the rear elevation.

### **Outside**

### **Double Garage**

Currently being utilised a home office, two up and over doors to the front elevation, wall mounted gas fired boiler, fully plastered walls, light and power connected.

### **Gardens**

A brick paved driveway provides ample off road parking for several vehicles and access to the double garage. Gated side access leads to the rear garden.

Having been beautifully landscaped by the current owners the rear garden offers a generous decked terrace running the width of the property with lighting and outside speakers which is considered ideal for outside dining and entertaining being accessed via two stets of bi-fold doors from the Dining Area and the Living Area. This leads to a large area of level lawn with extends to the side and is bordered with established beds planted with a selection of mature shrubs. The whole forms a particularly pleasing vista and backs onto adjoining farmland.

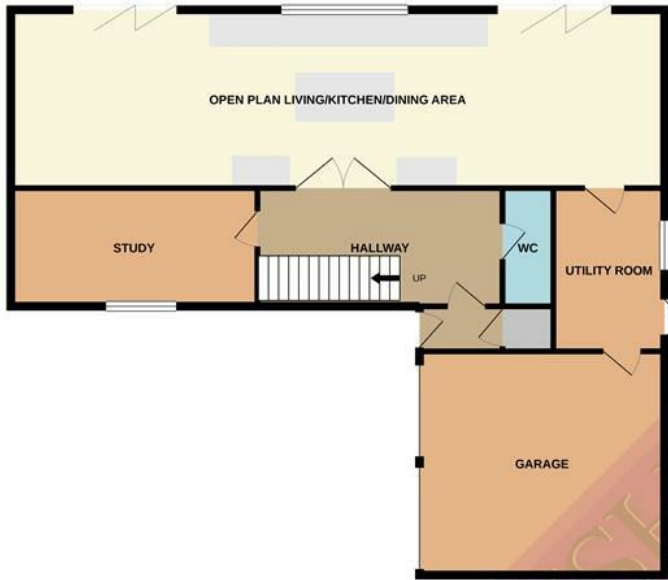
### **Agent Note**

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



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	89
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		86	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



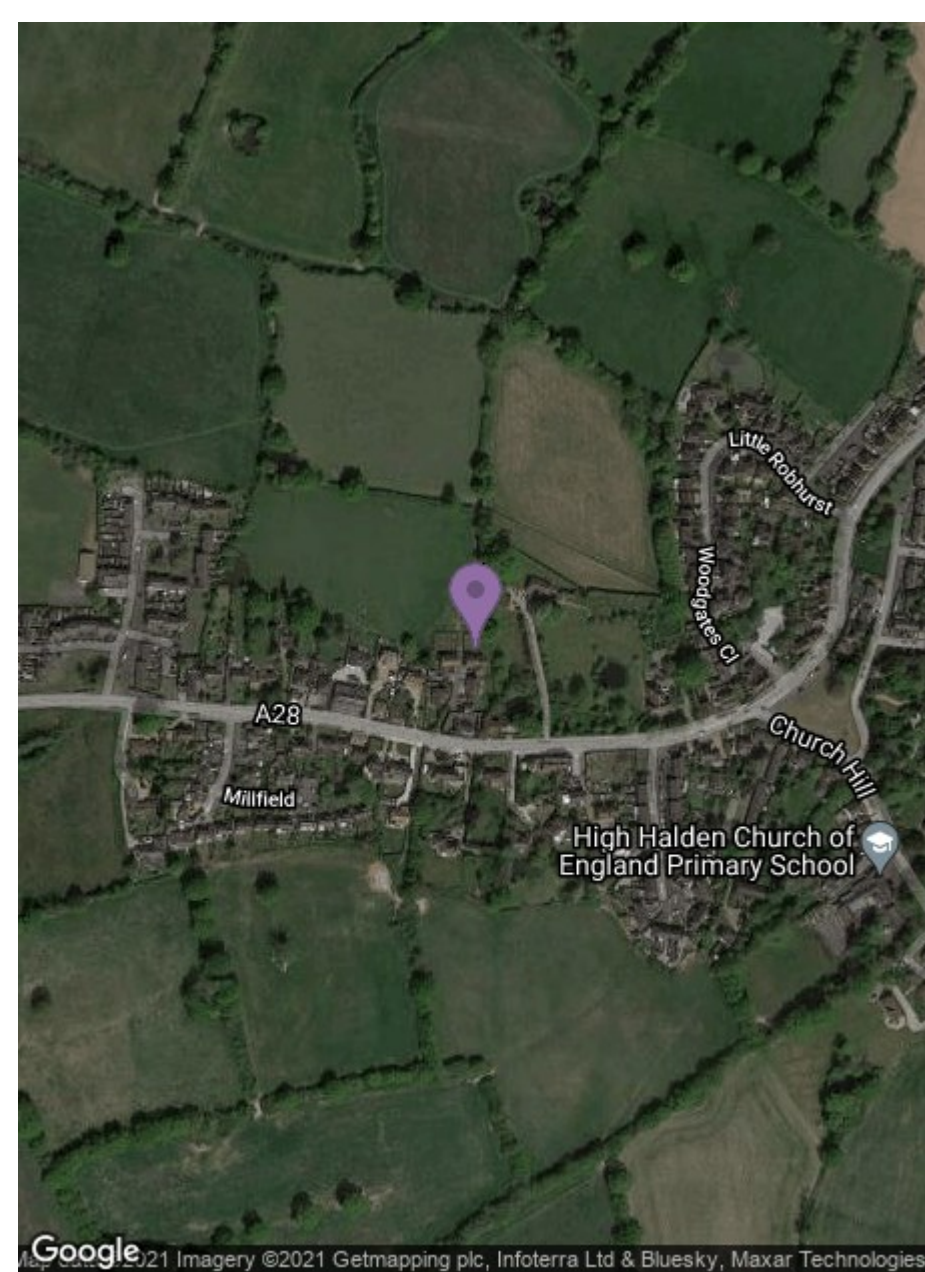
1ST FLOOR



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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2ND FLOOR





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