

**RUSH  
WITT &  
WILSON**



**11 Little Robhurst, High Halden, Kent TN26 3NG**  
**Offers In Excess Of £550,000**



**Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a sought after location within the heart of the popular village of High Halden.**

**The well-presented accommodation is arranged over two floors comprising of an entrance hallway, cloakroom, kitchen/breakfast room, utility room, dining room and living room on the ground floor. On the first floor are four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers a generous brick paved driveway providing off road parking for a number of cars, an integral single garage and good sized south facing rear garden. Offered to the market CHAIN FREE.**

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





**Entrance Hallway**

Part obscure glazed entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, oak doors off to following:

**Cloakroom**

Obscure glazed window to side elevation, fitted with a modern white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and cupboard beneath, part tiled walls, stainless steel heated towel rail, wood effect laminate flooring.

**Living Room**

16'2 x 11'11 (4.93m x 3.63m)  
Box bay window to front elevation, two radiators, feature fireplace with inset gas fire, wood effect laminate flooring, archway leading through to:

**Dining Room**

11'4 x 9'7 (3.45m x 2.92m)  
Glazed patio doors to the rear elevation allowing access onto the garden, wood effect laminate flooring, radiator, oak door leading through to:

**Kitchen/Breakfast Room**

11'7 max x 11'3 max (3.53m max x 3.43m max )  
L-shaped with window to the rear elevation overlooking the garden, fitted with a range of traditional style cupboard and drawer base units with wall matching cupboards, complementing granite effect work surface with tiled splashback, inset one and a half bowl stainless steel sink unit with side drainer, inset four burner gas hob with stainless steel backplates and extractor canopy above, upright unit housing integrated double oven, integrated fridge/freezer, space and plumbing for dishwasher, generous fitted breakfast bar, tile effect flooring, radiator, under/above cabinet lighting, doorway leading through to:

**Utility Room**

6'8 x 5'1 (2.03m x 1.55m)  
Fitted with cupboard base units, complementing work surface with inset stainless steel sink unit with side drainer, wall mounted cupboards, space and plumbing for washing

machine, space for tumble dryer, wall mounted gas fired boiler, courtesy door to the garage, part glazed door allowing access onto the garden.

**First Floor**

**Landing**

Access to loft space, airing cupboard housing insulated hot water tank, doors off to the following:

**Master Bedroom**

15'4 max x 11'3 (4.67m max x 3.43m)  
Window to the front elevation, range of fitted wardrobes, fitted above stairs storage cupboard, radiator, part obscure glazed oak door leading through to:

**En-Suite Shower Room**

Obscure glazed window to the front elevation, fitted with a modern white suite comprising low level wc, white gloss floor standing vanity unit with inset wash hand basin and fitted storage cupboard beneath, large corner shower cubicle with double sliding doors and fitted power shower, part tiled walls, stainless steel heated towel rail, recessed fitted mirrored cupboard.

**Bedroom Two**

12'0 x 9'8 (3.66m x 2.95m)  
Window to the rear elevation, fitted double wardrobe, radiator.

**Bedroom Three**

11'9 x 8'7 (3.58m x 2.62m)  
Window to the rear elevation, radiator.

**Bedroom Four**

10'5 x 8'2 (3.18m x 2.49m)  
Window to front elevation, radiator.

**Family Bathroom**

Obscure glazed window to the rear elevation, a white suite comprising low level wc, pedestal wash hand basin, wood panel enclosed bath with shower above and fitted screen, part tiled walls, radiator.

**Outside**

**Integral Single Garage**

16'3 x 7'11 (4.95m x 2.41m)  
Up and over door to the front elevation, courtesy door to the rear allowing access through to the utility room/main house, light and power connected.

**Front Garden**

A generous brick paved driveway providing off road parking for a number of vehicles and allowing access to the integral single garage, to one side is a small area of lawn, gated access through to:

**Rear Garden**

The rear garden is of a good size and enjoys a southerly aspect being predominantly laid to lawn and bordered with beds planted with a mixture of mature shrubs and seasonal flowers, abutting the rear of the property is a paved patio area extending the width of the house leading to a decked terrace offering space for outside dining and entertaining, timber garden store with power connected.

**Timber Outbuilding**

17'7 x 7'6 (5.36m x 2.29m )  
Windows to the front and rear, light and power connected, fully insulated.

**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 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.

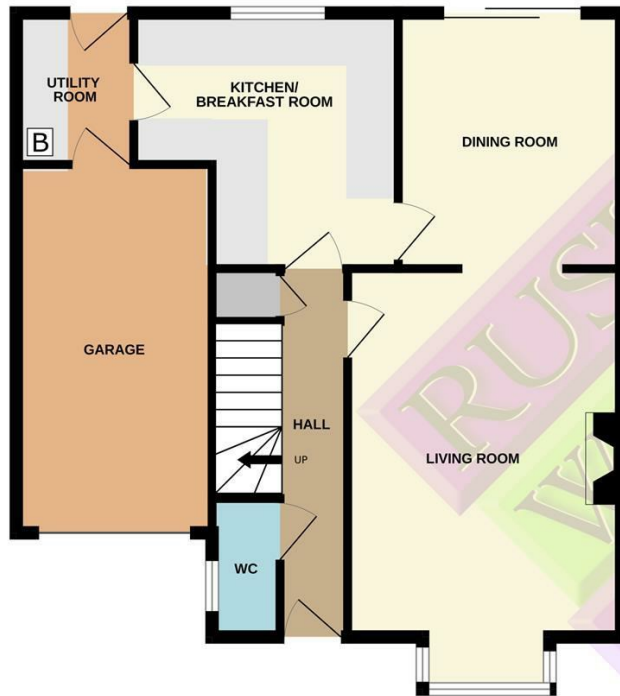
Council Tax Band: F







GROUND FLOOR



1ST FLOOR




TOTAL FLOOR AREA : 1435sq.ft. (133.3 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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			
(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	



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