



27 Hookstead,
High Halden, Kent TN26 3NF

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Guide Price £650,000

This deceptively spacious 5 bedroom / 3 bathroom detached property, situated in a quiet location on the outskirts of the village of High Halden, benefits from a pretty south facing garden with lovely countryside views, integral garage and driveway providing off-street parking for a number of cars.

The well presented, deceptively spacious accommodation would suit any number of different purchasers and must be viewed to be fully appreciated.

There is a welcoming entrance hall, cloakroom, spacious kitchen / breakfast room, separate dining room, large sitting room which has lovely views over the garden, utility room and very useful integral garage. On the first floor, is a long landing, a modern main bathroom, four good size double bedrooms, two of which have en-suites, and a smaller single bedroom which is presently being used as a study.

Outside, there is a driveway to the front and garage providing parking for several cars, while to the back, the lovely south / south-east facing garden which has the benefit of the sun all day and enjoys a lovely rural outlook over rolling countryside, has been beautifully landscaped and maintained. Although in a very private, tucked away cul-de-sac location with wonderful countryside views and walks on the doorstep, the centre of the village is within walking distance and the historic Cinque Port town of Tenterden, with its picturesque High Street and superb array of independent shops and many amenities, is only a 3 miles drive away, which is what makes this location so popular.

- Detached 5 bedroom / 3 bathroom property with Garage
- Circa 2,100 square feet of well presented accommodation
- Driveway providing off road parking for up to six cars
- Beautifully maintained south / south east facing garden
- Glorious countryside views / lovely walks on doorstep
- Tucked away location in corner of popular cul-de-sac
- Accessible semi-rural location close to good local amenities
- Village within walking distance / Tenterden 3 miles distant
- Wide choice of local schools including Grammars
- Mainline stations at Headcorn and Ashford (high-speed line)

SITUATION: This property sits in a very peaceful, tucked away position on the outskirts of the sought after village of High Halden which offers a range of day to day facilities including a general store, primary school and popular gastro pub / restaurant. Tenterden, with its comprehensive range of shopping facilities and amenities, is a short drive away. A variety of educational opportunities exist in the area in both the state and private sector and this property comes within the catchment for the well regarded Ashford Grammars. For travel to London, there are mainline stations at Headcorn (7 miles) and Ashford (9 miles), the latter offering the high-speed service to St Pancras (journey time 37 minutes).

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The front door opens into a welcoming **ENTRANCE HALL** with useful built-in cloaks cupboard and room for free standing furniture. Staircase to first floor with under stairs cupboard.

CLOAKROOM Comprises WC, wash basin and heated towel rail.

KITCHEN / BREAKFAST ROOM 23'6 x 12'9. The off-white shaker style fitted kitchen gives this lovely light, bright space a modern country feel. There are a large range of wall and base cupboards with laminate worktops and one and a half bowl sink. Integrated dishwasher. Range oven (included in sale) with extractor above. American style fridge / freezer (included in sale). To one end of the room is a lovely breakfast area where patio doors open onto the garden.

UTILITY ROOM 8'2 x 7'2. Handily position between the kitchen and the garage, this useful space has fitted cupboards matching the kitchen, a sink unit, and space and plumbing for a washing machine. Boiler. Doors to outside and garage.

INTEGRAL GARAGE 16'2 x 9'5. Handily accessed from the utility room, this useful space has power, light and an up and over door to the front.

DINING ROOM 13'10 x 11'10. This bonus additional reception room is currently set up as a formal dining room, but could serve a number of different functions. Large square bay front window.

SITTING ROOM 19'10 x 15'5. A door from the hall leads into this very generous triple aspect room having a homely feel. Patio doors to the rear and a side window bring in lots of natural light and give views over the garden and grazing pastures beyond. A fireplace with coal effect gas fire makes a cosy focal point.

The staircase leads to a long **FIRST FLOOR LANDING** built-in airing cupboard housing the hot water cylinder, and space for free standing furniture. Access to loft space (part boarded).

BEDROOM 1 & EN-SUITE 15'4 x 11'3. A lovely spacious south facing double bedroom with wonderful far reaching countryside views and en-suite shower room (not included in measurements)

BEDROOM 2 & EN-SUITE 16'3 x 9'5. A spacious double bedroom with en-suite bathroom (not included in measurements).

BEDROOM 3 15'5 x 8'1. A generous double aspect bedroom currently set up as a twin.

BEDROOM 4 11'1 x 9'6. A good size double bedroom currently used as a home office.

BEDROOM 5 9'7 x 6'4. A single bedroom currently used as a study. Large over-stairs cupboard.

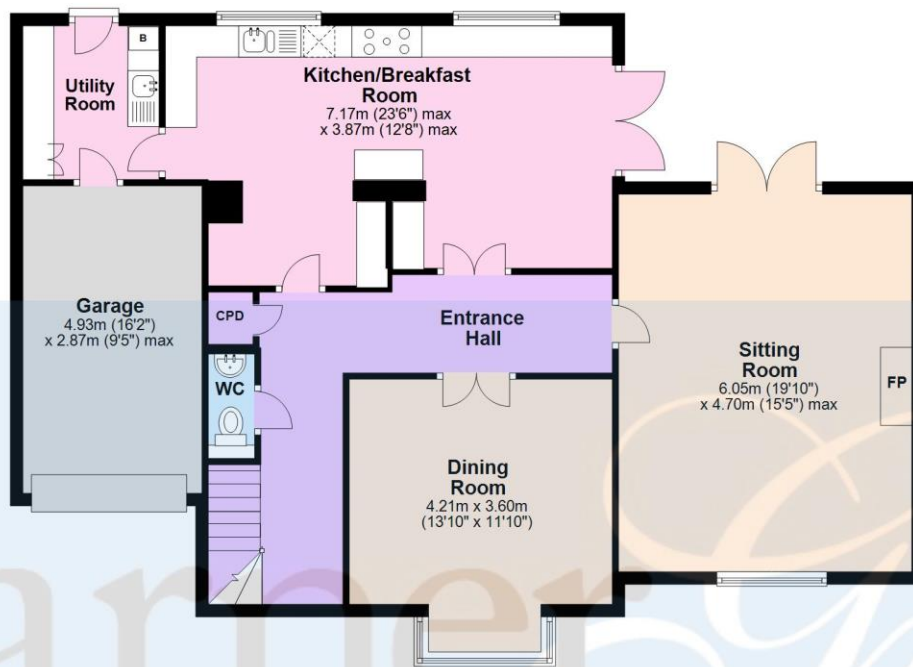
BATHROOM A modern white bathroom suite comprising: P-shaped bath with shower over; vanity unit with inset basin and storage under; WC and heated towel rail.

OUTSIDE: Set back in the corner of the cul-de-sac, this property is approached over a shared drive which culminates in a parking area to the front and garage where there is parking for several cars. There is a gate to the side which leads to a beautiful south / south-east facing garden which wraps around the house on two sides and has wonderful views over the sheep grazing land beyond. A patio area provides a sunny place to sit. The garden itself is laid mainly to lawn with mature planting. A large timber outbuilding (16'0 x 9'11) with power and light could be used for storage or as a workshop or hobby room. Further storage shed.

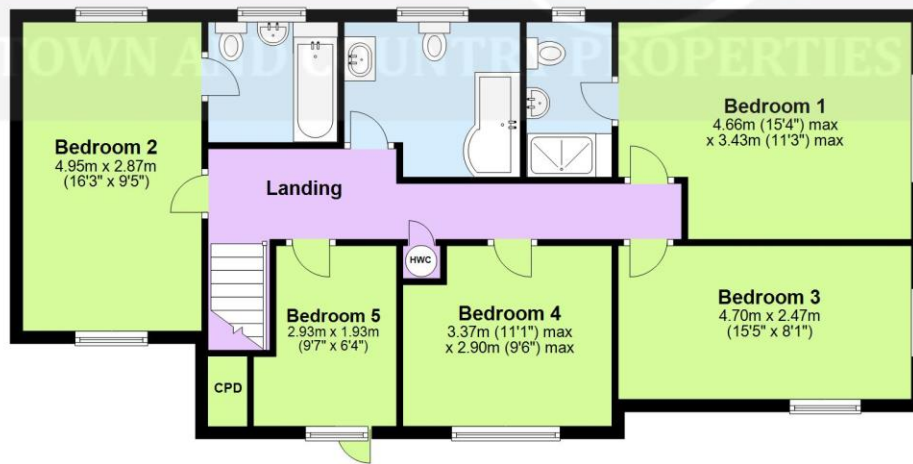
SERVICES : Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: F. **LOCATION FINDER :** what3words: waffle.televise.pets



Ground Floor
Approx. 112.0 sq. metres (1205.1 sq. feet)



First Floor
Approx. 85.4 sq. metres (918.9 sq. feet)



Total area: approx. 197.3 sq. metres (2124.1 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



