£850,000

FREEHOLD

A stunning detached home that has an abundance of character and charm.

4 great sized bedrooms with an en-suite, family bathroom and downstairs shower room.

Wonderful gardens that are enclosed by an 8ft wall giving complete privacy.
Yalding and the surrounding areas are steeped in history going back many centuries and there are a number of historic houses here. One such house, found in a pretty location on the outskirts of the village, is The Walled Garden. This aptly named home holds much character and history of its own with the original property dating back we understand to the 1600's.

You approach the home via a quiet country lane, then through a 5 bar gate onto a gravel driveway. There is plenty of parking space here having space for 2-3 cars in front of the double garage and then a further space at the other end of the home for a further 3 cars, ideal if you have older children that drive or for visitors coming round.

Once inside the home the character, charm and overall size becomes immediately apparent. The entrance hallway gives an amazing first impression of the home having beams, a galleried landing and plenty of light and space. The lounge/diner has that 'wow' factor from the moment you open the lock and latch door. A vaulted ceiling adds to the feeling of space and leaves exposed all the beautiful timbers in what is the oldest part of the home. There are 3 sets of French doors that lead out onto the shingled patio making it an ideal space for entertaining in any season. As you would expect there is also the grand fireplace with exposed brickwork from floor to ceiling. The kitchen/breakfast room could well fulfil your dream of having a country house kitchen. There is plenty of storage and work top space whilst still leaving space for the 'Range' style cooker or even to be replaced with an Aga, all set within an exposed brick wall with beams above. There is still plenty of space at the other end to be the breakfast area and would easily hold a large farmhouse table or centre island. Having the utility/boot room and a deep pantry keeps the kitchen uncluttered. There are 2 further rooms on the ground floor, one is currently used as a study, ideal if you work from home, the other is used as a guest bedroom. Both of these rooms have a spectrum of uses depending on your needs, a snug for the children perhaps or a more formal dining room. Having a shower room with W.C. next door does make one of the rooms ideal as a guest suite. Upstairs the galleried landing gives independent access to all the rooms. There are 3 double rooms and a good sized single. The master suite has its own dressing room and en-suite bathroom. A further family bathroom compliments the other 3 bedrooms.

The gardens of this home are absolutely stunning. As per the name of the home the garden is completely enclosed by a high brick wall. This offers privacy, safety and security. Any age of child could be left in the garden to play with you knowing that they would be completely safe with no means of escape. Being a south easterly direction allows for sunshine most of the day. A shingled patio area will be where you can entertain and dine al-fresco in the warmer months whilst keeping an eye on the children playing on the vast expanse of lawn. A further concrete patio at the other end is ideal for laundry or a basketball net to be erected perhaps. At either end of the garden are gates that lead to their respective parking areas.

Another point to note about this home is the rare benefit for a house in this type of location is that it enjoys all mains services, gas, electric and drainage.

So, if seeking a character property that gives plenty of special features and is in an idyllic location this home should be featuring high on your viewing list.
ACCOMODATION

Entrance Hallway - 19'6" (5.94m) x 9'0" (2.74m)
Lounge/Diner - 35'0" (10.67m) x 13'6" (4.11m)
Study - 16'7" (5.05m) x 10'5" (3.17m)
Dining Room/Guest Bedroom - 14'1" (4.29m) x 10'7" (3.23m)
Kitchen/Breakfast Room - 19'8" (5.99m) x 12'0" (3.66m)
Utility Room - 8'1" (2.46m) x 6'8" (2.03m)
Shower Room - 10'2" (3.10m) x 6'2" (1.88m)

First Floor
Galleried Landing
Master Bedroom - 15'4" (4.67m) x 12'10" (3.91m)
Dressing Room - 7'5" (2.26m) x 6'3" (1.91m)
En-Suite - 7'5" (2.26m) x 6'1" (1.85m)
Bedroom 2 - 19'7" (5.97m) x 9'8" (2.95m)
Bedroom 3 - 12'11" (3.94m) x 8'3" (2.51m)
Bedroom 4 - 8'6" (2.59m) x 7'3" (2.21m)
Bathroom - 7'0" (2.13m) x 5'8" (1.73m)

Outside
Total plot size of approximately 1/3 acre. Enclosed, south easterly facing gardens that are completely enclosed by an 8ft wall. Side patio area and further shingled patio both with gates to front. Mainly laid to lawn area with an abundance of flowers, shrubs and trees.
2 Shingled driveways to front for 4-6 cars and double doors leading to:
Double Garage - 17'2" (5.23m) x 17'1" (5.21m)
Route to View
From Yalding train station proceed along Hampstead Lane towards Yalding. Once over the river bridge take the next right into Lees Road. Take the next left into Symonds Lane and the property can be found on the right hand side denoted by our For Sale board.

For more information or to arrange an appointment to view, please contact us on:
01732 884422
enquiries@hillier-reynolds.co.uk
www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information
Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:
www.environment-agency.gov.uk
www.landregistry.gov.uk
http://list.english-heritage.org.uk
www.fensa.org.uk
www.gov.uk/green-deal-saving-measures
www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating

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Not energy efficient - higher running costs

Environmental Impact CO2 Rating

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