

HIGH HALDEN, KENT



HIGH HALDEN, KENT TN26 3HS

Single Storey Property in Rural Location

Entrance Hall * Sitting Room * Dining Room * Family Room * Kitchen/Breakfast Room
Utility Room * Cloakroom * Master Bedroom with Ensuite * Guest Bedroom with Ensuite
Three Double Bedrooms * Family Bathroom * Family Shower Room

Annexe * Sitting Room * Kitchen * Two Double Bedrooms * Family Bathroom

Gardens and Grounds Approximately 4.5 Acres * Swimming Pool * Double Garage

Set centrally within its gardens and grounds and built in the 1960's with later additions, this substantial detached Colt property occupies a delightful rural location on a tranquil country lane.

The versatile layout provides spacious accommodation with the current configuration consisting of a double aspect sitting room with fireplace and doors opening to the garden, by-fold doors open into the dining room again with doors opening to the garden, double aspect family room, a double aspect kitchen/breakfast room with Aga and a utility room. There is a master bedroom with ensuite bathroom, a guest bedroom with ensuite bathroom, two further double bedrooms, a bedroom/study, a family bathroom and a shower room with door to the garden providing access to the swimming pool.

Outside electric gates open onto a drive which sweeps past a paddock/orchard to the off road parking and double garage in front of the property. Adjoining the drive there is an annexe of similar construction which consists of a sitting room, a kitchen, two double bedrooms and a family bathroom.

The gardens and ground wrap around the property and are laid predominantly to lawn interspersed with a number of mature trees. The heated swimming pool is enclosed by an ornamental wall and there is a pump house. Within the grounds there is a vegetable garden with a garden store and greenhouse, an area of ancient woodland and two established ponds.

Harpers and Hurlingham

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The property is located on the rural outskirts of the villages of Biddenden and Bethersden. Biddenden with a variety of shops including general convenience store, a butchers, a hairdressers, a post office, two restaurants, an old country inn with a separate restaurant, a tea room and a gift shop to name but a few and Bethersden with a well respected butchers, a hairdressers, a general store with post office and a couple of country inns.

Locally there are various sporting clubs, playing fields and close by the renowned Chart Hills Golf Club.

Within easy access are the high speed rail service from Ashford to London in approx. 35 minutes and also a mainline station at Headcorn. Junction 8 of the M20 motorway offers road links to the south coast and the M25.

Excellent schools in the area include John Mayne Primary School, Bethany, Benenden, Dulwich Preparatory, Marlborough House, St Ronans, Sutton Valence.

Mains electricity and water. Private drainage.

Ashford Borough Council –
Council Tax Band Main Property G
Annexe A

Please note that it should not be
assumed that any fixtures and fittings
are automatically included within the
sale of this property.

Energy Performance Certificate



Podkin Farm, High Halden, ASHFORD, TN26 3HS

Dwelling type: Detached bungalow
Date of assessment: 17 August 2016
Date of certificate: 18 August 2016
Reference number: 0449-2863-7785-8796-9275
Type of assessment: RdSAP: existing dwelling
Total floor area: 284 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

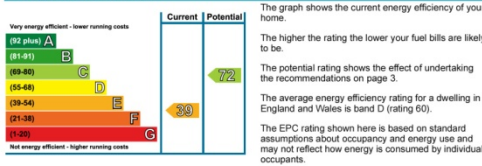
Estimated energy costs of dwelling for 3 years:	£ 11,238
Over 3 years you could save	£ 5,241

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 618 over 3 years	£ 384 over 3 years	
Heating	£ 9,897 over 3 years	£ 5,082 over 3 years	
Hot Water	£ 723 over 3 years	£ 531 over 3 years	
Totals	£ 11,238	£ 5,997	You could save £ 5,241 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

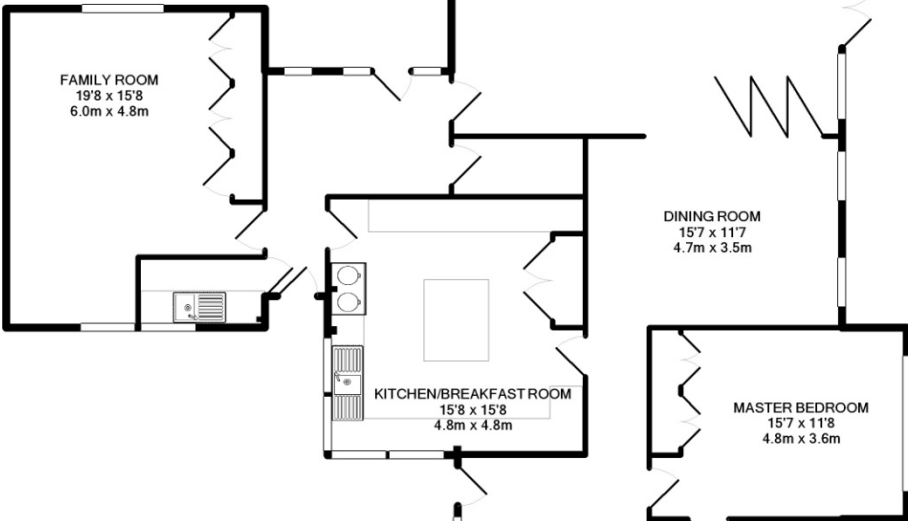
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 1,374	✓
2 Low energy lighting for all fixed outlets	£95	£ 159	✓
3 High heat retention storage heaters and dual immersion cylinder	£3,200 - £4,800	£ 3,711	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 2741.65Q.FT. (254.75Q.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included with the sale)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate



The Annexe, Podkin Wood, High Halden, ASHFORD, TN26 3HS

Dwelling type: Detached bungalow
Date of assessment: 17 August 2016
Date of certificate: 18 August 2016
Reference number: 9638-1052-7258-4366-7954
Type of assessment: RdSAP: existing dwelling
Total floor area: 66 m²

Use this document to:

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- Find out how you can save energy and money by installing improvement measures

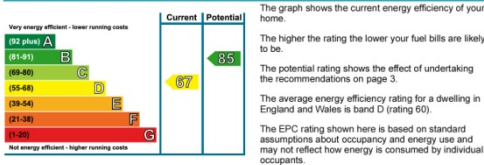
Estimated energy costs of dwelling for 3 years:	£ 2,088
Over 3 years you could save	£ 417

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 168 over 3 years	
Heating	£ 1,209 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 627 over 3 years	£ 273 over 3 years	
Totals	£ 2,088	£ 1,671	You could save £ 417 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

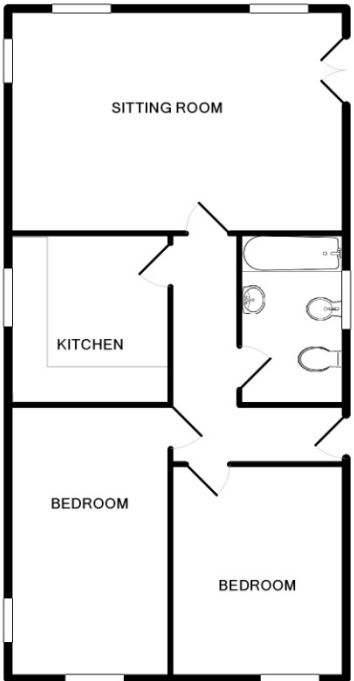
Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 63	✓
2 Solar water heating	£4,000 - £6,000	£ 354	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 942	✓

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ANNEXE AND GARAGE BOTH UNMEASURED

(not to scale - for layout purposes only)

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