



Lambert & Foster



FARM COTTAGE

CRIPPLE HILL | HIGH HALDEN | KENT | TN26 3HZ

An individual detached concrete section constructed bungalow providing 2/3 bedroom accommodation complemented by garden and grounds, in all extending to approximately 0.73 of an acre, including timber outbuildings and greenhouses, all occupying a favoured semi rural location adjoining and overlooking farmland.

Guide Price £475,000

FREEHOLD



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Farm cottage is an individual, detached bungalow of concrete sectional construction, set with replacement UPVC double glazed windows beneath a pitched interlocking tiled roof. The bungalow is presented in good decorative order with features including the sitting room with brick fireplace housing a wood-burning stove, fitted kitchen with four burner electric hob, integrated eyelevel fan assisted electric oven, grill and filter hood over, space and plumbing for dishwasher, space for an upright fridge/freezer, tiled floor and a boiler cupboard housing floor standing Worcester oil fired boiler providing domestic hot water and central heating. An open access to the conservatory, comprising UPVC panels and windows set on a dwarf brick wall with tiled floor. Useful utility room and cloakroom. Access from the inner hall to bedrooms one and two, bedroom one with double aspect enjoying outlook across fields with walk-in dressing room, which was formerly bedroom three. The doorway creating the independent access to the dressing room/former bedroom three is temporally boarded.

Outside, a gravel drive leads up to five bar double gates, opening onto gravelled parking for in excess of four vehicles with a timber carport. The gardens and grounds in total extend approximately 0.73 of an acre including the following outbuildings; timber studio 6m x 3.75m fitted with power and light, timber summerhouse 3.6m x 2.95m, area of former raised beds aluminium framed greenhouse 16.2m x 3.15m, aluminium framed greenhouse to 3.1m x 2.50m, timber workshop 6.15m x 3.1m, concrete floor, fitted power and light. Corrugated metal and timber constructed attached storage sheds 30.35m x 3.5m. The garden area is laid to lawn with patio gravel path ornamental pond with trees including silver birch. The whole adjoins and overlooks farmland.



- Total floor area 1990 sq ft / 184.8 sq m
- Sitting room with wood burning stove
- Fitted kitchen
- Conservatory
- Utility room
- Cloakroom and inner hall
- Two bedrooms, bedroom one with walk in dressing room (former third bedroom)
- Bathroom
- Oil fired central heating
- UPVC double glazing
- Timber outbuildings and greenhouses
- Total plot size 0.73 of an acre
- Market town of Ashford with mainline railway station approximately 9 miles distance

DIRECTIONS

From the centre of High Halden village follow the Ashford Road, A28, in the direction of Ashford. Continue on and towards the top of a gradual incline take the minor left-hand turning into this single track lane, Cripple Hill. Continue along this lane where upon Farm Cottage will be clearly seen on the right-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity and water. Private sewage treatment plant drainage, oil fired central heating, connected but not tested

Local Authority: www.ashford.gov.uk

Council tax: Band D **EPC:** E (47)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

Agents Note: The concrete prefabricated construction can be considered unsuitable for lending by banks and building societies, please check with your IFA/broker.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Farm Cottage, High Halden, Ashford, TN26

Approximate Area = 1009 sq ft / 93.7 sq m

Outbuildings = 981 sq ft / 91.1 sq m

Total = 1990 sq ft / 184.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 933297

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TN17 3DN

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