



Lambert & Foster



WHITEBEAMS

ASHFORD ROAD | HIGH HALDEN | KENT | TN26 3LY

*A residential redevelopment opportunity, subject to obtaining all relevant consents, comprising an individual detached bungalow, showing signs of structural movement, currently providing three bedroom accommodation, set within a total plot size of approximately 0.29 of an acre, comprising lawned garden with established trees and garage, adjoining and overlooking fields.
Village location and setback from the main road.*

Guide Price £390,000
FREEHOLD





WHITEBEAMS

ASHFORD ROAD, HIGH HALDEN, KENT, TN26 3LY

Whitebeams is an individual detached bungalow, circa late 1960s early 1970s, presenting brick elevations with some UPVC cladding and render, set with UPVC double glazing beneath a pitched interlocking tiled roof. The bungalow has been part underpinned and is showing signs of further structural movement. It is considered, subject to obtaining all relevant consents, the property presents a redevelopment opportunity for the construction of a replacement two storey dwelling, taking advantage of the views to rear across fields.

The existing accommodation is briefly described as follows: entrance hall, doors leading off to a sitting room/dining room with open fireplace and a double aspect. The kitchen is fitted with modern units, a rear porch, inner hall with doors leading off to bedroom one, a double room with aspect to front, bedroom two a double room with aspect to rear and bedroom three, a single room with aspect to side. The shower room has recently been fitted with large shower enclosure together with a modern white suite.

Outside, double metal gates open onto a drive with lawned areas to either side and a spruce tree, leading down to hardstanding parking, together with a detached brick single garage. The rear garden is laid to lawn with paved patio, ornamental pond, mature oak tree, backing on to fields, enjoying countryside views.



- Residential redevelopment opportunity subject to PP
- Comprising a detached brick bungalow showing signs of structural movement
- Total plot size 0.29 of an acre
- Sitting/dining room
- Kitchen

- Three bedrooms
- Front and rear gardens
- Detached brick garage
- Village location
- No onward chain

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: deflection.panting.sues

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas fired central heating

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band D **EPC:** D (57)

MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

Ashford Road, High Halden, Ashford, TN26

Approximate Area = 820 sq ft / 76.1 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1005 sq ft / 93.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1276075

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