



HIGH HALDEN

KENT

JACKSON-STOPS 

HOPE HOUSE, HIGH HALDEN, KENT, TN26 3NA

Guide Price £1,250,000

A CHARMING AND WELL PRESENTED GRADE II LISTED FORMER WEALDEN HALL HOUSE LOCATED ON THE PERIPHERY OF THE VILLAGE OF HIGH HALDEN AMID GARDENS OF CIRCA 0.75 ACRES



DESCRIPTION

Hope House is a stunning Grade II listed family home set a short distance from the centre of High Halden. The original part of the property is believed to date back to the 15th Century, later extended in the Georgian era and most recently in 2002.

With windows located at every turn allowing natural light to flood the house, this property exhibits a wealth of original features throughout including ceiling beams and timbers, wide floorboards to the original wing of the house, and a majestic inglenook fireplace in the sitting room.

The accommodation is predominantly set across two floors with a large attic above. On the ground floor there is a sitting room, kitchen, formal dining room, sun room, reception hall with allocated home office space and a cloakroom. Above is a master bedroom suite, four further bedrooms, TV room/second sitting room and family bathroom. There is also access to the attic which provides potential for conversion subject to any necessary consent(s).

The kitchen is the focal point of the home, arranged open plan to the informal dining space in the sun room. It is fitted with a good compliment of bespoke painted units under solid wood work tops, a central island unit, traditional butler's sink, space for a Rangemaster stove, integrated dishwasher and fridge, with Karndean flooring underfoot.

The gardens are delightful and have been cleverly arranged in sections to provide areas of interest for all the family. There are rear and side terraces in which to enjoy al fresco dining and entertainment, areas at the top and side of the garden for children's play equipment, and a central gravel pathway from the rear terrace that leads through a rose garden to a perfectly positioned bench in which to sit and enjoy the sunsets.

The property is approached through a five-bar gate arriving at parking for a number of vehicles adjacent to a double timber framed garage. To the rear of the garage is a separate garden store. There is potential to convert the garage and garden store, subject to planning consent(s), to add ancillary accommodation.



FEATURES

- Front entrance opening into a large reception hall arranged open plan to home office space
- Sitting room with inglenook fireplace housing wood burning stove and a built-in window seat with views over the garden
- Kitchen with bespoke painted fitted cabinets, integral fridge, dishwasher and space for range style cooker
- Sun room with 180° garden views and French doors opening onto the garden
- Formal dining room enjoying Georgian features such as high ceiling and original sash windows with dual aspect views and open fireplace
- Ground floor cloakroom
- Triple aspect master bedroom open plan to en suite bathroom with roll top bath and built-in wardrobes
- Four further double bedrooms
- Family bathroom with over bath shower
- Family TV room/second sitting room to the first floor
- A large attic with potential to convert subject to consent(s)
- Timber framed garage with tiled roof, double manual doors, furnished with power and light
- Useful additional garden store furnished with power and light
- Established and well stocked wraparound gardens within a plot of circa 0.75 acres



SITUATION

Hope House is located in the village of High Halden which is set close to the historic Cinque Port Town of Tenterden. The village offers a number of services including a village shop and The Chequers Inn gastropub along with a village primary school and 12th century St Mary's Church. Tenterden provides a good range of independent shops and high street names and Ashford offers comprehensive shopping and amenities.

Leisure facilities nearby include London Beach Golf Club and Spa, Tenterden Leisure Centre, walking and riding at Hemsted Forest and numerous tourist attractions including Kent and Sussex Steam Railway and Chapel Down Winery at Tenterden, Sissinghurst and Bodiam Castles (National Trust).

In addition to the village primary school, there are further primary schools at Tenterden and surrounding villages plus Homewood School and Sixth Form Centre in Tenterden. The property is in the catchment area for Ashford grammar schools and independent schools in the area include Ashford Preparatory School, Dulwich Preparatory School in Cranbrook and Benenden Girls School.

The A28 gives access to the M20 east for the M25 to Heathrow and Gatwick and east to Ashford International Station which offers services to London St Pancras in just 37 minutes and also to the continent. Alternatively, Headcorn Station offers services to London Bridge, Cannon Street and Charing Cross in under an hour.

Tenterden 3 miles
M20 Motorway 9 miles
Ashford International Station 9 miles
Headcorn Station 8 miles
(All distances are approximate)



DIRECTIONS

From Tenterden proceed north for about 3 miles on the A28. Enter the village of High Halden, passing Halden Heights on the left. The property will be found on the right, just after the two turnings for Hookstead on the left. Enter through the five bar gate and park on the gravel driveway.

PROPERTY INFORMATION

- Agents Note: Land to the rear of Hope House is proposed for residential development. Further details from Ashford Borough Council: Local Plan Ref S33.
- Services: Oil fired central heating. Mains water, drainage and electricity.
- Local Authority: Ashford Borough Council.
- Council Tax band: G (2021/22)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

VIEWINGS

Strictly by appointment only through Jackson-Stops.
Tel: 01580 720000.



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

Hope House

Gross Internal Area : 260.7 sq.m (2,806 sq.ft.)



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