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HIGH HALDEN

Duxbury, Church Hill, High Halden, TN26 3JB

Asking Price £1,395,000

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Stunning Grade II Listed family home boasting four bedrooms, three bathrooms, three reception rooms and a detached annexe, set on an elevated plot of approximately 0.88 Acres and enjoying striking views over the surrounding countryside and conservation area, located within the popular village of High Halden and walking distance to the local amenities and primary school.

Duxbury has been beautifully and extensively renovated by the current owners to offer the highest quality of modern living whilst retaining the original charm of the property. The accommodation offers a welcoming reception hall with stairs to first floor and storage beneath, French doors leading out to a raised terrace and further doorway leading to the kitchen/breakfast room.

Installed in 2025, the bespoke kitchen by Tom Howley is a stunning example of traditional and exceptional craftmanship and offers a range of base units with cupboard and drawer storage with inset butler sink, white quartz worksurfaces, integrated dishwasher and complementing electric Bertazzoni Range Cooker with induction hob.

The kitchen/breakfast room is open onto the Oak framed garden room, designed and constructed by David Salisbury, with vaulted ceiling and dual French doors with views over and leading out to the terrace and garden.

Further doorways lead to the sitting room and the generous pantry with attractive sliding doors, additional bespoke cabinetry, extensive wall shelving and space for appliances. The rear hall leads on to a utility room offering wall and base cabinetry with inset butler sink cupboard and doorway out to rear garden. The adjacent laundry room offers further cabinetry including laundry amenities and storage cupboards.

The sitting room boasts an impressive Inglenook fireplace with wood-burning stove, exposed beams and a striking Parquet floor by local antique flooring specialist, The Antique Oak Flooring Company in Ruckinge, Kent. Another local joiner, JP Joinery, crafted the spectacular custom-made wine room and handmade doors, created entirely from solid oak. A doorway leads into the study with extensive built in cabinetry offering cupboard and shelf storage.

Stairs lead up to the first-floor landing with cupboard storage and on to the master bedroom suite with dual windows to the front offering far reaching views, feature brick fireplace and exposed beams, and a stunning en-suite with walk-in wardrobe, freestanding bath, walk-in shower, twin vanity mounted basins and WC with high level wall mounted cistern.

The first floor offers a further double aspect double bedroom with built-in wardrobes and views over the rear garden, a third double bedroom enjoying far reaching views to the front, a shower room with suite comprising of a walk-in shower, vanity mounted basin and WC, and the family bathroom with suite comprising of a bath, vanity mounted basin and WC. Stairs lead up to the second-floor bedroom with window overlooking the rear garden, generous storage cupboard and boarded eaves storage with electricity.













Externally, the rear garden is a particular feature of the home. The attractive raised terrace is perfectly positioned to enjoy the surrounding views. The enclosed gardens wrap the home and are mainly laid to lawn with a variety of established trees, shrubs and planting, with a further raised terrace to the rear offering the perfect area to entertain. Positioned to the rear of the garden is the summer house with power and Wi-Fi available.

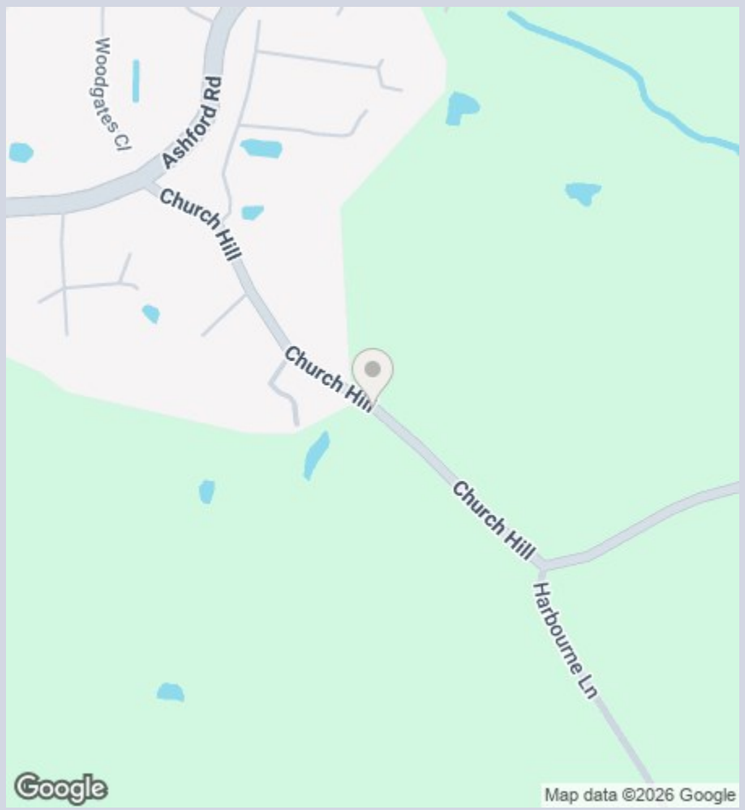
The detached annexe offers a spacious kitchen/diner with further reception space. Whilst currently used as a gym space, office and upholstery workshop, this multi-purpose area could be used as a fifth bedroom, and planning permission has been granted to convert into auxiliary accommodation. Beyond is an additional paved area with raised beds, two substantial timber sheds and five bar gates leading to the lawn and front driveway.

To the front the property offers a driveway with parking for multiple vehicles and benefits from a timber framed double carport with extensive storage space. The carport is fully wired providing the ability to add an EV charging point if required.

This delightful property is situated in the popular village of High Halden which offers a variety of local amenities including a well-stocked village store, primary school and popular historic public house/restaurant, The Chequers on the Green. The historic town of Tenterden is less than 10-minute drive with its busy High Street shops, supermarkets and leisure centre, whilst a short drive brings you to the beautiful Kent coastal area that includes Rye and Camber Sands.

The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including 37-minute High Speed trains into London.

Tenure - Freehold
Services – Mains electricity, water and drainage with Oil fired central heating.
Broadband – Cable installed
Mobile Phone Coverage – Good
Flood Risk – Very Low







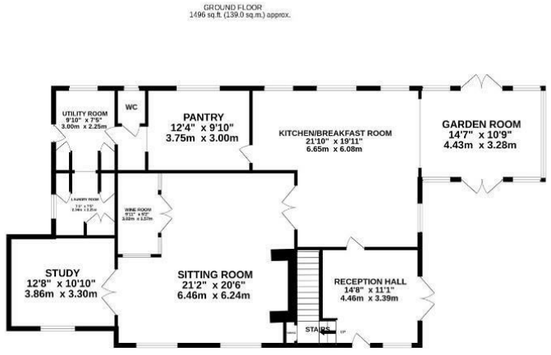
















TOTAL FLOOR AREA : 2671 sq.ft. (248.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MAIN HOUSE AND ANNEXE - TOTAL FLOOR AREA 3061 s.q ft (284.38 sq m) approx

Tenure: Freehold
Council Tax Band: F

- STUNNING GRADE II LISTED FOUR BEDROOM DETACHED HOME
- DETACHED ANNEXE OFFERING SCOPE FOR FIFTH BEDROOM
- RECENTLY RENOVATED TO AN EXCEPTIONAL FINISH
- STYLISH KITCHEN, PANTRY, UTILITY & LAUNDRY ROOM
- THREE RECEPTION ROOMS & GARDEN ROOM
- THREE BATHROOMS
- DOUBLE CAR PORT AND DRIVEWAY
- 0.88 ACRE PLOT WITH FAR REACHING VIEWS
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES AND PRIMARY SCHOOL

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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