



The Halt, Egerton, Kent

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# The Halt, Forge Lane, Egerton, Ashford, Kent

A wonderful detached family house offering well-proportioned accommodation with beautiful gardens as well as a detached open bay garage, attached tool shed and off-road parking. The property is located in a popular position on the edge of this picturesque village.

Egerton village 1.3 miles. Pluckley station 3.2 miles (London Bridge from 63 minutes). Headcorn station 4.3 miles (London Bridge from 56 mins). Ashford International 10.5 miles (London St Pancras 36 mins). Maidstone 13.7 miles. Canterbury 20 miles. Tunbridge Wells 24.5 miles. London 52 miles. (All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Ashford Borough Council, Tel. 01233 637311

**Council tax band:** F

**Services:** Mains water, electricity, gas and drainage. Gas-fired central heating.





The property offers well-proportioned and beautifully presented accommodation throughout.

## The Property

The Halt is a wonderful detached family house, constructed by the current owners to create flexible family accommodation which is beautifully presented throughout. The front door opens into an entrance hall with w.c., stairs to the first floor and understairs cupboard. To the rear of the house there is a double aspect study/home office with double doors opening to the beautiful rear garden. At the front of the house there is a useful utility room with door to the side.

The impressive open plan kitchen/dining room is located on the opposite side of the entrance hall and creates a fantastic entertaining space. The well-appointed kitchen includes a range of wall and base units, Rangemaster cooker, central island with ceiling saucepan rack above, window to the front and bi-fold doors opening onto the wonderful rear terrace and gardens. Double doors open into the triple aspect lounge with attractive fireplace and wood burner, windows to the front and rear as well as double doors opening to the side terrace and garden.

On the first floor, the landing has a fitted storage cupboard and gives access to the three bedrooms (two of which have en suite bath/shower rooms) as well as the beautifully appointed family bathroom.

## Gardens and Grounds

The house is approached over a gravelled driveway leading to the detached open bay garage. To the rear of the garage, there is an enclosed tool shed and, to the side, a timber clad log store with slate roof.

The beautiful and well-stocked mature gardens are a particular feature of the property and provide a secluded setting with mature trees and shrubs. There are also various terraces/seating areas as well as a vegetable garden with raised beds and a greenhouse.



## Situation

The Halt is located on the edge of the picturesque village of Egerton which sits on a Greensand ridge approximately ten miles north of Ashford. Egerton has amenities serving everyday needs with a village shop, pub, playing fields, cricket club, village hall, parish church, primary school, pre-school and petrol station/garage. For the commuter there is access onto a number of major road routes via the M20/M26/M25 motorway network. Mainline stations can be found at Pluckley, Headcorn and Ashford providing a regular service to London stations as well as fast trains to London St Pancras via the Eurostar.

There is a good choice of schooling in the area including Highworth Grammar School at Ashford (girls), Ashford School, Norton Knatchbull grammar school (boys) at Ashford, Sutton Valence School near Maidstone, Dulwich Preparatory and Bethany School at Cranbrook, Cranbrook School, Maidstone grammar schools, Benenden School, Marlborough House and St Ronan's at Hawkhurst, Kings School and St Edmunds at Canterbury.

Leisure facilities in the vicinity include golf at Chart Hills at Biddenden; sailing and water sports at Bewl Water and on the south coast; walking and riding in the surrounding countryside.

## Directions (TN27 9EJ)

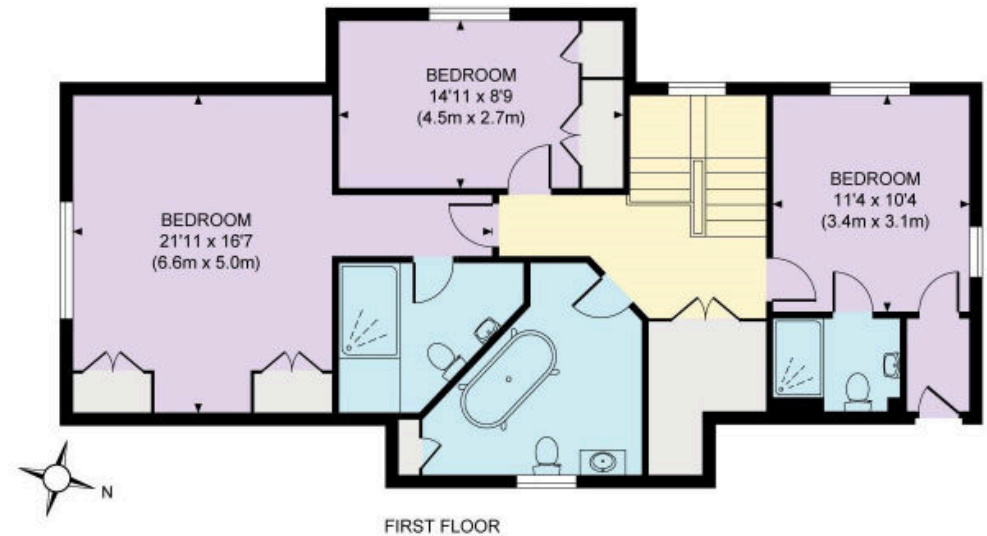
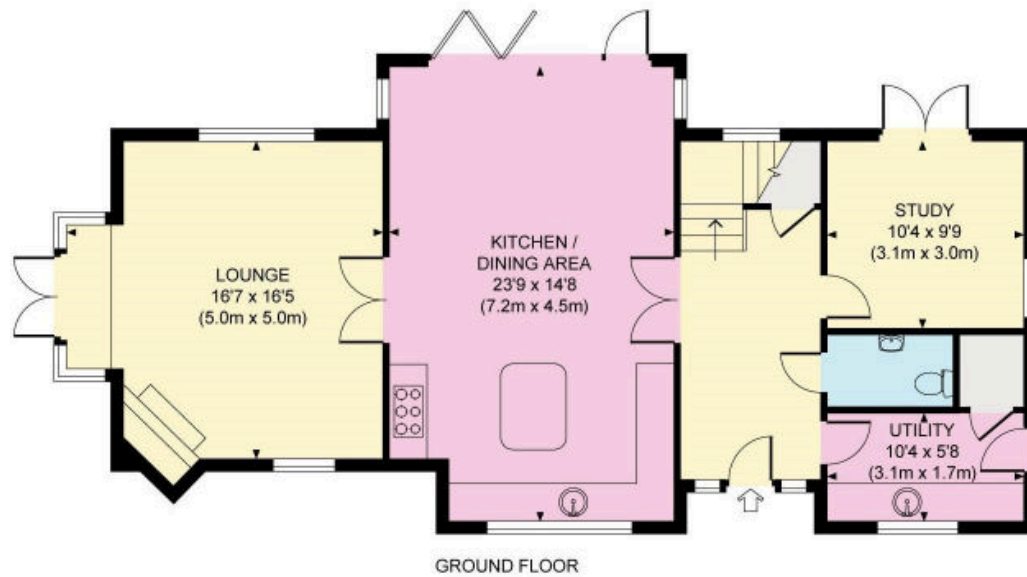
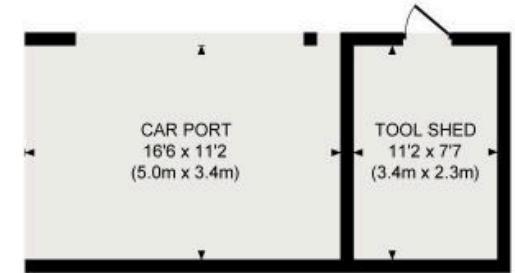
From the centre of Egerton, proceed in a southerly direction on Rock Hill Road for approximately 1 mile, passing the church and school, down the hill and past the village shop and small petrol station. At the T junction, turn right onto Crockenhill Road. After 0.2 of a mile, turn left into Forstal Road. After 0.2 of a mile turn left onto Forge Lane and the property will be found after a short distance on the right-hand side.





**Approximate Gross Internal Floor Area**  
**House: 168.8 sq m / 1817 sq ft**  
**Outbuildings: 25.5 sq m / 274 sq ft**  
**TOTAL: 194.3 sq m / 2091 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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