

# MARTINS ESTATES

SALES AND LETTINGS

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## The Annexe The Oaks Ashford Road, High Halden, TN26 3LJ

**£1,300 Per Month**

An idyllic recently completed barn/garage conversion with off-road parking and rear garden overlooking fields, in a rural position situated between Bethersden and High Halden. This two bedroom detached property comprises a large contemporary open plan living space with breakfast bar, wood flooring, hob and oven with extractor.

Double French doors from the living area open onto the rear garden with a decked seating area, and unobstructed views across the Kent countryside. Additionally, the ground floor houses bedroom one, a large double bedroom with a further door opening into the en suite shower room with WC, wash hand basin and large shower.

From the living area a carpeted staircase rises to the first floor where the large second bedroom with Velux windows looks out across the same countryside views. Across from the second bedroom is the family bathroom with shower, WC and hand basin.

The property has double glaze windows throughout with radiator central heating and is available for immediate occupation.

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## Open Plan Living Area

18'4" x 18'0" (5.6m x 5.5m )

## Bedroom One

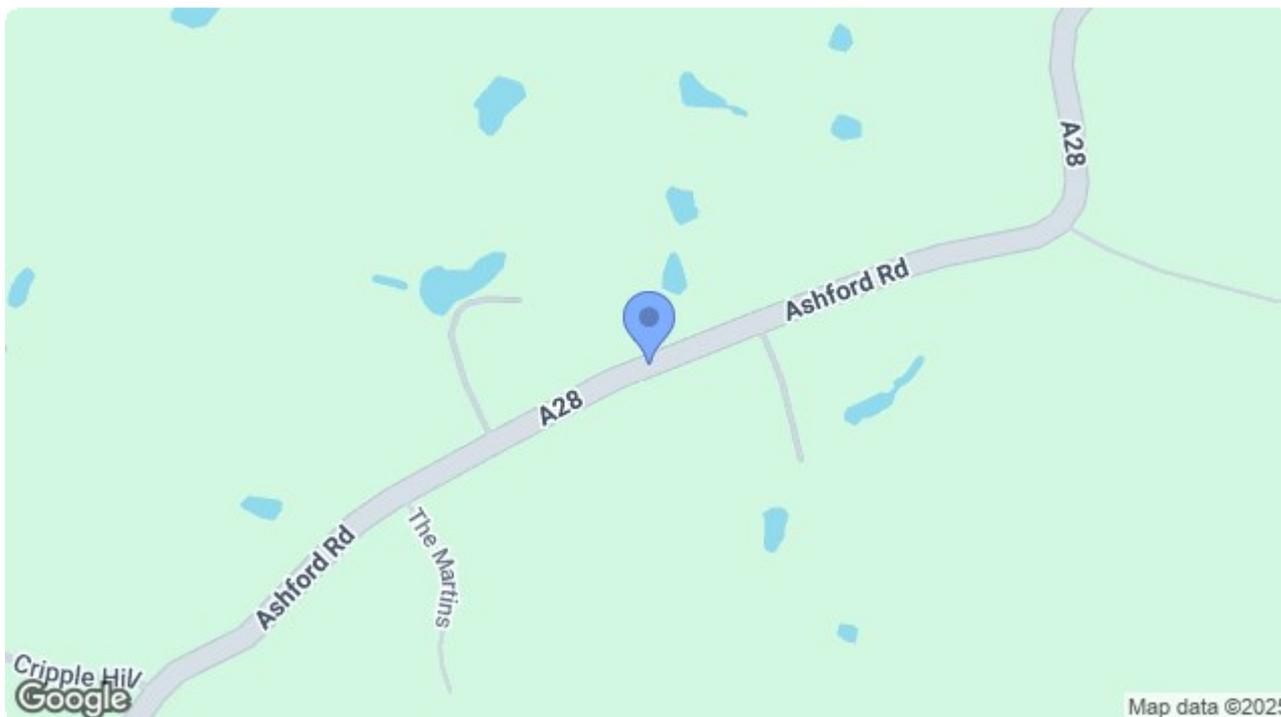
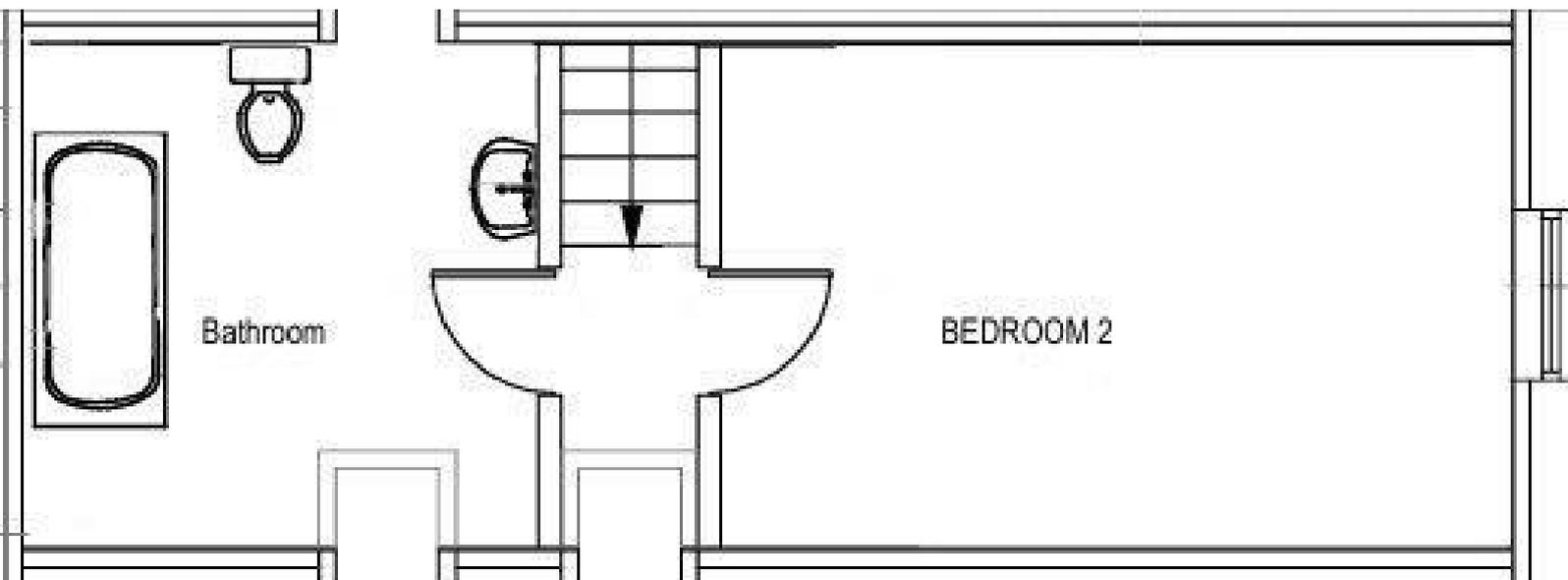
13'9" x 9'10" (4.2m x 3.0m )

## Bedroom Two

18'4" x 17'0" (5.6m x 5.2m )

## Bathroom

12'9" x 6'10" (3.9m x 2.1m )



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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