



philip INDEPENDENT
ESTATE AGENT
Jarvis



17 Wildflower Grove, Hopes Meadow, High Halden, Kent. TN26 3FE.

£650,000 Freehold

Property Summary

There are tailored incentives available for this four bedroom double fronted house that is ready to move into.

Built by the Murston Group to an exacting standard, an early viewing comes most recommended. The show home is open every Saturday from 10.00am until 4.00pm.

This Pansy designed home (plot 16) has a total area of 1597sqft.

Downstairs there is a dual aspect living room with bi-fold doors plus a large well fitted kitchen/dining room and study. There is also a utility room and cloakroom.

Upstairs there are four bedroom with the master bedroom having an ensuite shower room.

There is a driveway to one side leading to a single car barn.

The Development is found in High Halden, a short drive from Tenterden and offers a wide range of facilities including a most attractive High Street. The market town of Ashford nearby provides access to London via the High speed train in under forty minutes and there is also access to the M20 motorway.

Features

- Brand New Four Bedroom Detached House
- Dual Aspect Living Room
- Study & Utility Room
- Master Bedroom With Ensuite Shower Room
- Show Home Open 10am-4pm Every Saturday
- Council Tax Band F
- Tailored Incentives Available
- Kitchen/Dining Room
- Just Under 1600sqft
- Single Car Port & Two Further Spaces
- EPC Rating: B

Ground Floor

Hall

Living Room

22' 2" x 11' 4" (6.76m x 3.45m)

Kitchen/Dining Room

19' 8" x 11' 8" (5.99m x 3.56m)

Study

11' 8" x 7' 9" (3.56m x 2.36m)

Utility Room

7' 8" x 6' 7" (2.34m x 2.01m)

WC

First Floor

Landing

Bedroom One

13' 8" x 11' 8" (4.17m x 3.56m)

Ensuite

Bedroom Two

13' 9" x 11' 8" (4.19m x 3.56m)

Bedroom Three

13' 5" x 11' 4" (4.09m x 3.45m)

Bedroom Four

10' 9" x 7' 7" (3.28m x 2.31m)

Bathroom

Agents Note

1. The internal photographs featured are of the show home and do not reflect the actual rooms of each individual plot. The available property brochure provides a comprehensive breakdown of each plot.
2. We have been informed that there will be a service charge on this development. The figure is yet to be confirmed.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



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