

# BETHERSDEN, KENT









PLUCKLEY ROAD, BETHERSDEN  
KENT TN26 3ET

### Striking Hall House in Rural Setting

Reception Room \* Sitting Room \* Family Room  
Kitchen and Dining Room \* Utility Room \* Shower Room  
Study/Bedroom  
Annexe Kitchen/Living Room \* Double Bedroom \* Shower Room

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Master Bedroom with Ensuite \* Two further Bedrooms both Ensuite

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Gardens and Grounds Just Under 5 Acres \* Pond \* Garaging  
Barn \* Summer House \* Garden Store

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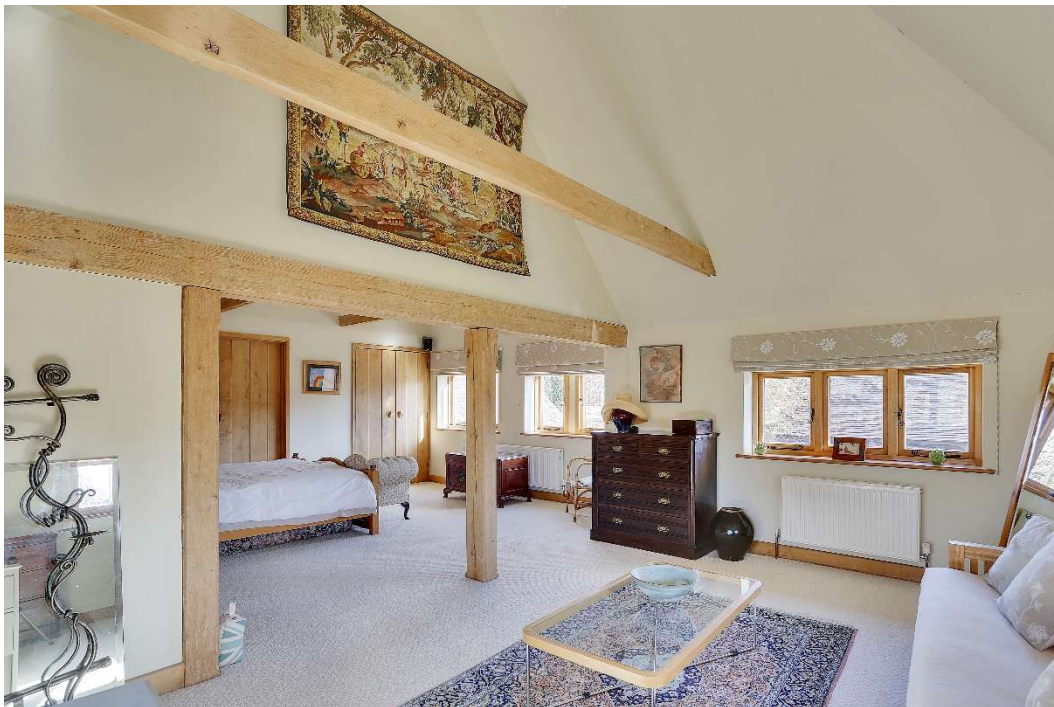
This striking unlisted Hall House has been sympathetically extended to provide a stunning, versatile family home. Sitting in just under 5 acres, the property also benefits from a one bedroom annexe and is situated on the rural outskirts of the charming village of Bethersden.

A fusion of modern convenience and period charming the accommodation consists of a galleried reception room with Queen post, sitting room with log burning stove, study/bedroom, a double aspect kitchen and dining room leading through to a family room, a utility room and shower room on the ground floor. Attached but self-contained is the annexe which provides a kitchen/living room, a double bedroom and a shower room and currently provides an income as holiday accommodation.

On the first floor there is a triple aspect master bedroom with ensuite bathroom and a walk-in wardrobe, the room could be divided to provide an additional bedroom if required, there are a further two double bedrooms each with ensuite facilities and the landing creates a charming sitting area.

Outside electric gates open onto a sweeping drive that leads to the house and the garaging. Sitting in just under 5 acres, there is a paddock, vegetable garden with fruit cages and greenhouse, paved terrace, pond and lawn interspersed with mature





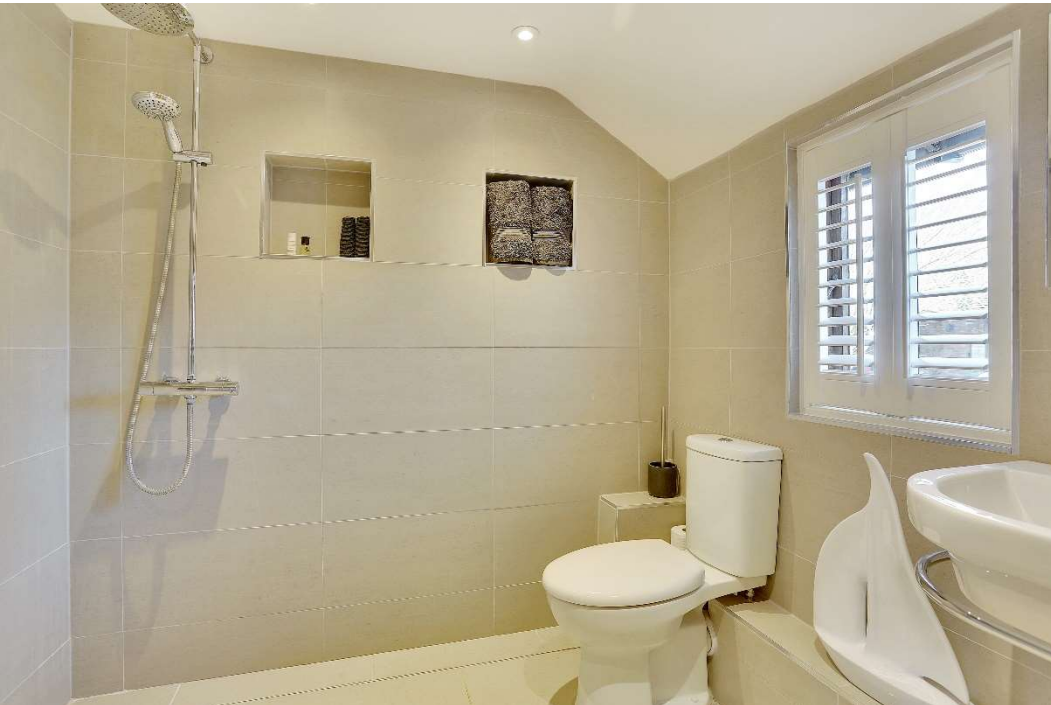
Bethersden is a delightful Kentish village with has two pubs, the Bull at the western end of the village and The George at the centre. There is a Post Office/Shop and other shops. Also there are St. Margaret's church and the Union Chapel. Behind The George is the George Field, recently acquired by the village as an open landscaped recreational area. There is a Recreation Ground providing a wide range of sport facilities such as tennis and basketball and also football as well as a children's play area and exercise equipment for all ages.

The property is ideally placed for access to a variety of schools for children of all ages including state and public schools.

Tenterden or Ashford, both a short drive, provide more comprehensive shopping facilities.

Ashford International Station provides trains to the continent and the fast link into London whilst Pluckley Station is 3 miles drive with links to London and access to Tonbridge, Sevenoaks etc.





## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Ashford Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

**Energy Performance Certificate**

**Russell Hall, Bethereden, ASHFORD, TN26 3ET**

Dwelling type: Detached house Reference number: 0455-2661-7722-0408-1025  
 Date of assessment: 19 February 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 February 2018 Total floor area: 399 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 6,096 |
| Over 3 years you could save                     | £ 858   |

**Estimated energy costs of this home**

|               | Current costs        | Potential costs      | Potential future savings                 |
|---------------|----------------------|----------------------|--|
| Lighting      | £ 576 over 3 years   | £ 585 over 3 years   |  |
| Heating       | £ 5,067 over 3 years | £ 4,298 over 3 years |  |
| Hot Water     | £ 453 over 3 years   | £ 357 over 3 years   |  |
| <b>Totals</b> | <b>£ 6,096</b>       | <b>£ 5,238</b>       | <b>You could save £ 858 over 3 years</b> |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Hot energy efficient - higher running costs

**Top actions you can take to save money and make your home more efficient**

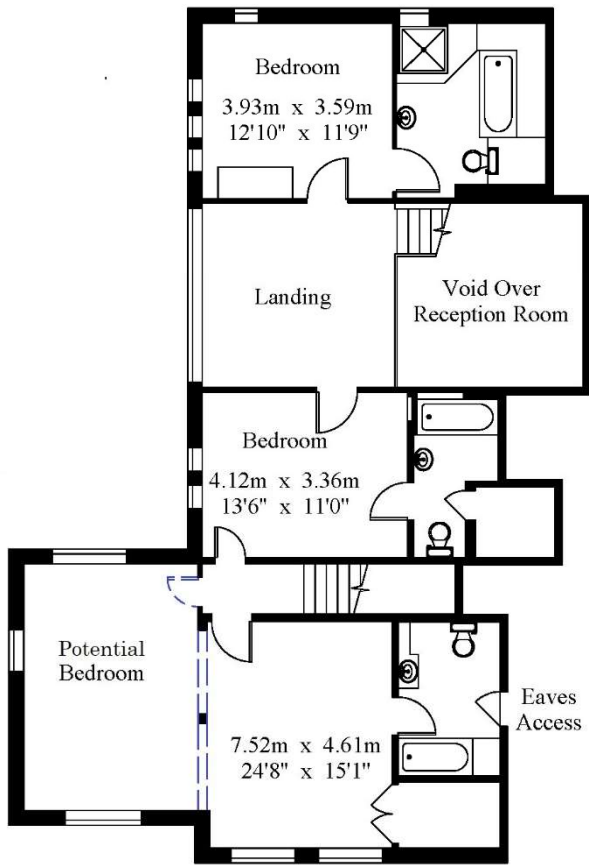
| Recommended measures   | Indicative cost | Typical savings over 3 years |
|--|-----------------|------------------------------|
| 1 Floor insulation (solid floor)                                 | £4,000 - £5,000 | £ 171                        |
| 2 Replace boiler with new condensing boiler                      | £2,200 - £3,000 | £ 351                        |
| 3 Replace single glazed windows with low-E double glazed windows | £3,300 - £8,500 | £ 336                        |

See page 3 for a full list of recommendations for this property.

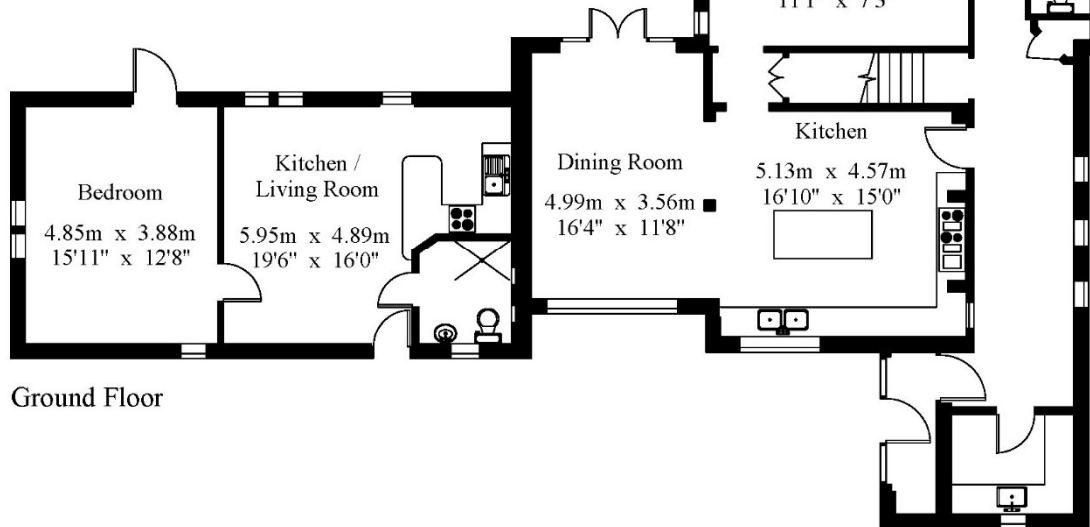
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

# Runsell Hall

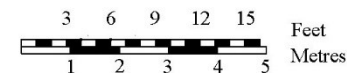
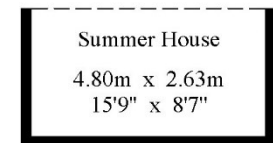
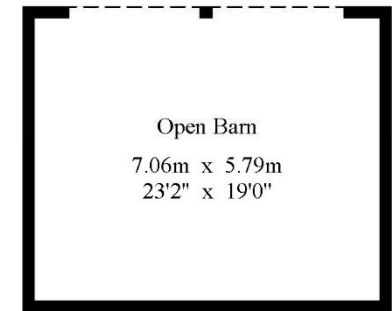
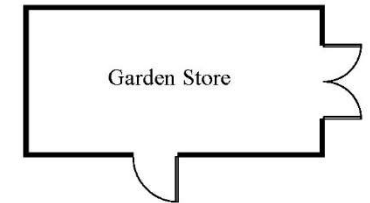
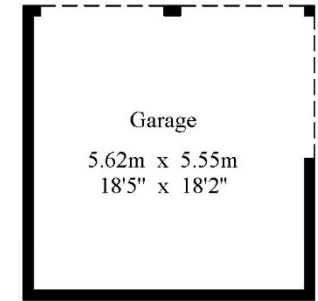
**House - Gross Internal Area : 344.5 sq.m (3708 sq.ft.)**  
**Garage - Gross Internal Area : 31.1 sq.m (334 sq.ft.)**  
**Garden Store - Gross Internal Area : 17.6 sq.m (189 sq.ft.)**  
**Open Barn - Gross Internal Area : 40.9 sq.m (440 sq.ft.)**  
**Summer House - Gross Internal Area : 12.6 sq.m (135 sq.ft.)**



First Floor



Ground Floor



For Identification Purposes Only.

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