



'Our Focus Determines Your Reality'



Bethersden Road
Smarden
Kent
TN26 3HF



Galleried Entrance Hall * Sitting Room * Family/Dining Room
Kitchen * Utility/Boot Room with Larder * Cloakroom

Master Bedroom with Ensuite * Three Further Bedrooms
Family Bath and Shower Room

Garden * Detached Garage



STUNNING BARN FOR CONVERSION

Situated on a country lane between Smarden and Bethersden, an opportunity exists to convert a stunning barn into a four bedroom family home providing approximately 2,284sq.ft. (212sq.m.) accommodation and to demolish and rebuild the garage.

Ashford Borough Council Planning Ref: 17/00960/AS allows for a galleried entrance hall leading to a sitting room and log burning stove, an open-plan family/dining room and kitchen, a utility/boot room with larder and a cloakroom on the ground floor. On the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a family bath and shower room.

The barn will sit within its own garden and has permission to demolish and rebuild the existing garage.



BETHERSDEN and SMARDEN

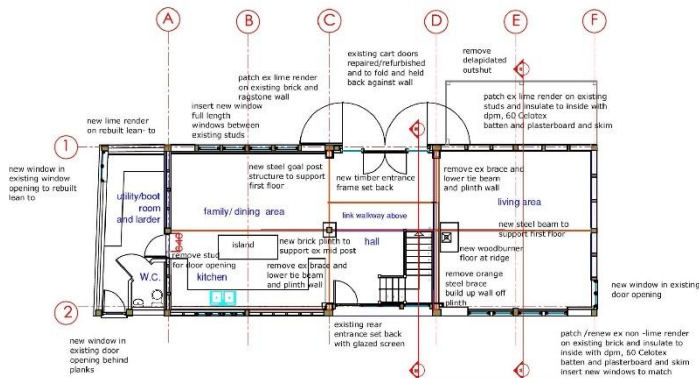
Bethersden has two pubs, the Bull at the western end of the village and The George at the centre. There is a Post Office/Shop and other shops and St. Margaret's church and the Union Chapel. Behind The George is the George Field, recently acquired by the village as an open landscaped recreational area. A Recreation Ground provides a wide range of sport facilities such as tennis, basketball and football. There is a children's play area and exercise equipment for all ages. Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

For more comprehensive shopping facilities there is a choice of Tenterden or Ashford, both a short drive.

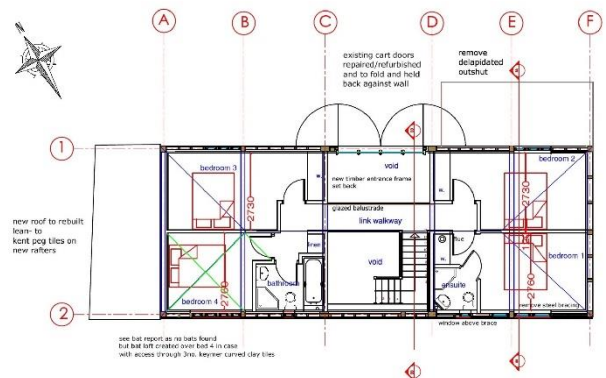
SCHOOLS AND CONNECTIONS

As well as the village primary schools there are a number of excellent schools in the area catering for pupils of all ages and abilities.

Ashford International Station provides trains to the continent and the fast link into London.

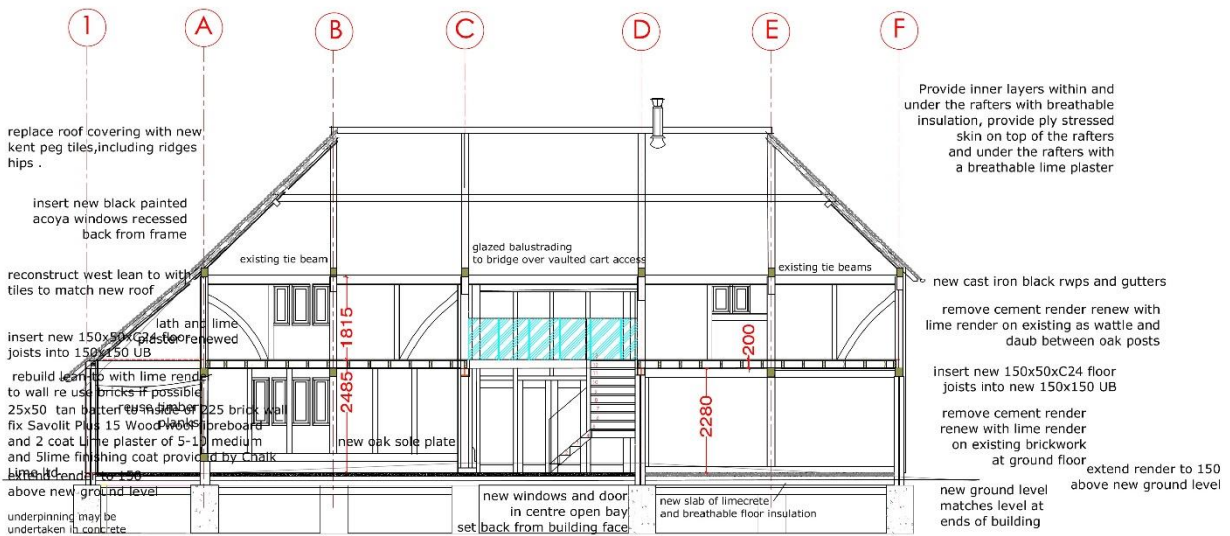


Proposed Ground Floor Plan



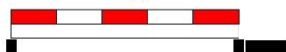
Proposed First Floor Plan

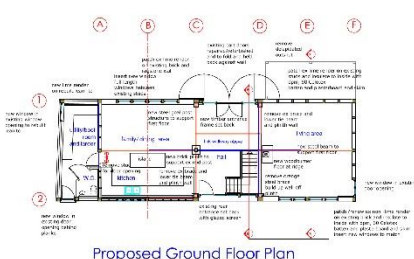
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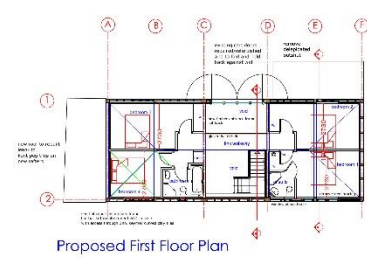
Proposed long section

scale 1:50 @ A1





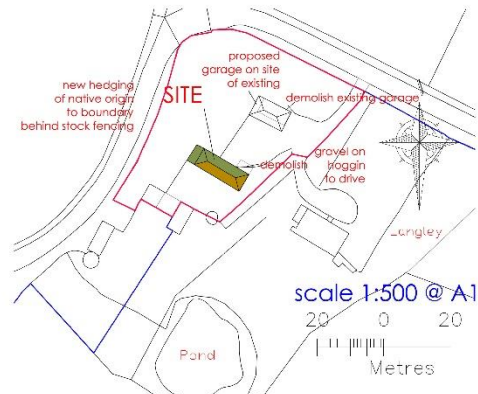
Proposed Ground Floor Plan



Proposed First Floor Plan



scale 1:100 @ A1

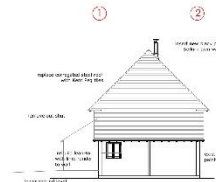


PROPOSED BLOCK PLAN

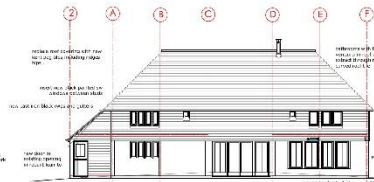
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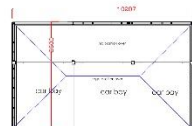
Metres



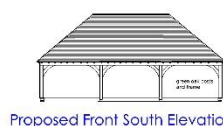
Proposed West Elevation



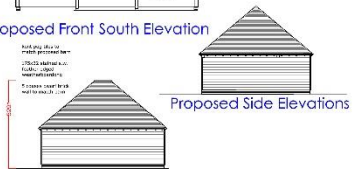
Proposed South Elevation



Proposed Garage Plan



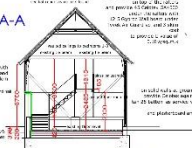
Proposed Front South Elevation



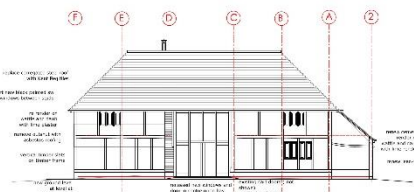
Proposed Side Elevations



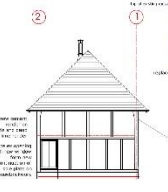
Proposed Section A-A between g l E-F



Proposed Section B-B between g l C-D



Proposed North Elevation



Proposed East Elevation

Jonathan Gale Architects Ltd.		0817/PL200	
Mr. & Mrs R. Marsh		1 Longley Farm Betherston TN26 7PX	
Project Name	PROPOSED SCHEME	Project Ref	A.
Client Ref No	0817_PL_200revA.dwg	Date	08-06-2017
Drawing Status	PLANNING	Drawing Scale	1:100 @ A1
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SERVICES

Currently connected utilities, if any, to be confirmed.

Ashford Borough Council.

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