



‘Our Focus Determines Your Reality’







Ashford Road  
Bethersden  
Kent  
TN26 3AP



Entrance Hall \* Sitting Room \* Kitchen/Breakfast Room  
Family Bathroom  
Utility Room \* Cloakroom

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Principal Bedroom, Ensuite \* Two Further Bedrooms

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Enclosed Cottage Style Garden \* Detached Garage/Office



## DELIGHTFUL GRADE II LISTED COTTAGE

This delightful Grade II Listed cottage occupies a convenient location on the edge of the village of Bethersden. Believed to date from the 18th century or earlier, the cottage is full of character with period features including exposed beams, floorboards and brick fireplaces.

To the rear of the property there is an entrance hall which leads into the double aspect sitting room with log burning stove, there is also a dining room with open fireplace, a kitchen/breakfast room and a ground floor, family bathroom.

On the first floor there is a double aspect principal bedroom with ensuite bathroom and two further bedrooms.

To the front of the cottage there is an area of garden bordered with hedgerow. The driveway provides off road parking and leads to the detached double garage which is currently configured to provide a utility room, cloakroom, study area and storage on the ground floor with two rooms on the first floor. The enclosed cottage style garden to the rear is easy maintenance with a paved terrace, areas of shingle and mature established flower beds. Stepping-stones lead across the shingle to a further terrace.





## BETHERSDEN

Bethersden is a delightful Kentish village with 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 which provides a wide range of sport facilities such as tennis and basketball as well as football. There is a children's play area and exercise equipment for all ages.

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 school, the area is particularly renowned for its excellent independent, grammar and state schools catering for all age groups in the private and public sectors.

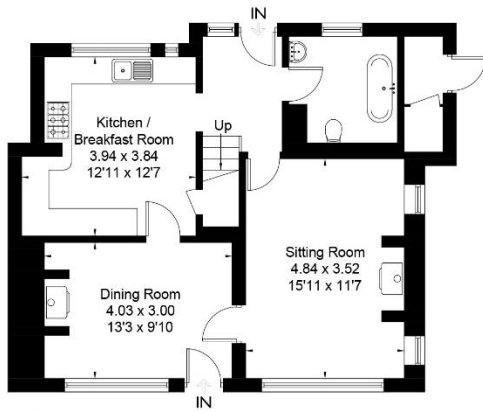
Communications in this area are excellent. Headcorn is approx. 8 miles and has a mainline station with regular trains to Charing Cross and Cannon Street taking about 65 minutes. The fast link train from Ashford (approx. 10 miles) to London takes approx. 35 minutes. The M20 motorway with links to the M25 is accessed from Ashford



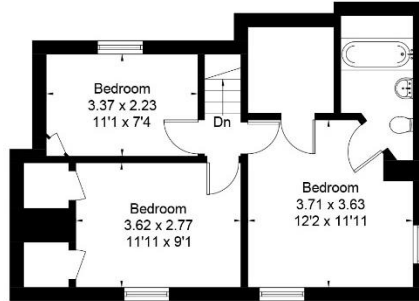




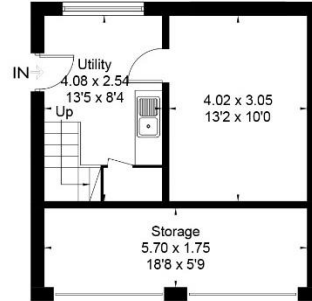
Approximate Area = 107.4 sq m / 1156 sq ft  
 Outbuilding = 40.4 sq m / 435 sq ft  
 Storage = 10.1 sq m / 109 sq ft  
 Total = 157.9 sq m / 1700 sq ft



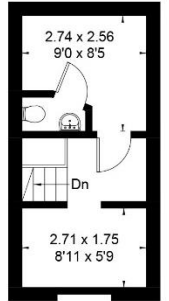
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)  
 Outbuilding - Ground Floor



Outbuilding - First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 309985



## SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band E

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



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