

BEAUTIFUL BETHERSDEN

Voted by the Times to be the best village in the South East of England, the delightful village of Bethersden is steeped in history and set within the rolling countryside of the Weald of Kent. With its rural charm, transport links, strong community and plenty of shops and attractions on offer, it is no wonder the village picked up a top spot.

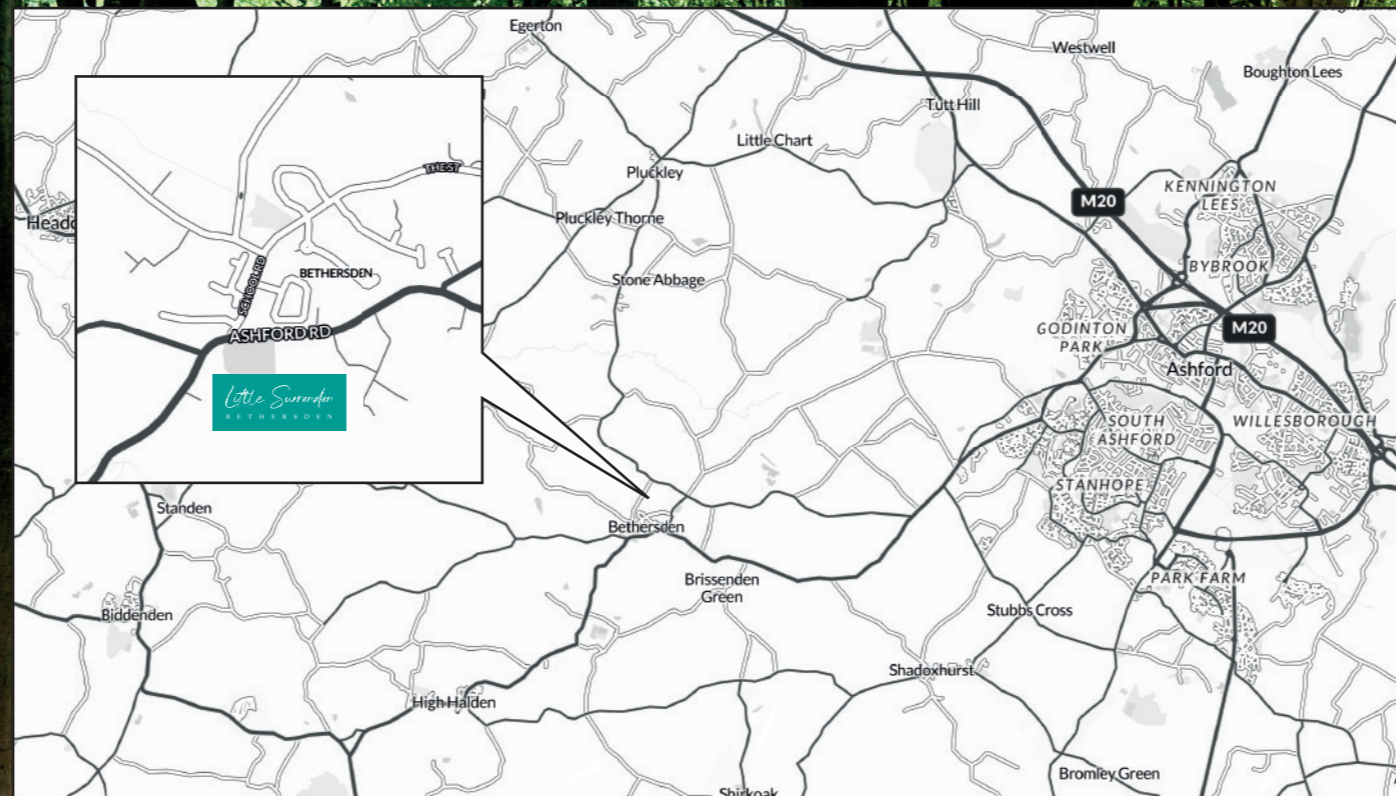
Bethersden has an Ofsted-rated "good" primary school and will be in close distance to the NEW Chilmington Senior School, local shop, post office and award winning butcher. Despite its small size the community of Bethersden is vibrant with a number of leisure activities available. Tennis, Cricket as well as a local Scouts and Guides are available to enjoy. The village hall also has a wide range of activities on offer. The beautiful medieval church of St Margarets has stood at the heart of the village for a thousand years.



PICTURESQUE COUNTRYSIDE

One of Ashford's top rated gastro pubs The Pig & Sty is also in the village, the stunning Grade II listed public house serves seasonal farm fresh produce and local craft gins, beers and ales. There are also two other pubs in the village, The Bull Inn which is an historic pub dating back to 1645 and The George which is a cosy pub with a friendly atmosphere. Bethersden is also Famed for The Darling Buds of May which was filmed here and being the home of The Stevenson Brothers whose workshop in the village makes rocking horses for royal families all over the world.

Surrounded by picturesque countryside, this stunning development offers privacy and seclusion whilst being within easy travelling distance of the popular areas of Tenterden and Ashford for commuting, shopping, or dining out.



LOCATION

The large town of Ashford is just 6 miles away, where you will find superb shopping at the McArthur Glen Designer Outlet. The area is spoiled for choice when it comes to schools with a wide selection of primary, secondary and grammar schools. The nearby villages also offer exceptional independent schools at both prep and senior level.

The Ashford International Station provides high speed services to London St Pancras (37 minutes) and the continent. The M20 gives access to Dover, Folkestone and to the M25 for access into the city of London, as well as both Heathrow and Gatwick Airports.

ABOUT KENNETT BROTHERS

Little Surrenden has been created and built by local reputable builders, Kennett Brothers. A Kent based property developer who have been creating homes for over 20 years; in that time they've been designing, renovating and developing properties throughout the South East, including Sevenoaks, Tunbridge Wells & Tonbridge. Their ethos is to create modern homes that will be lived in, building properties with homeowners at the forefront of their minds, focusing on the space, convenience, and the quality of finish.



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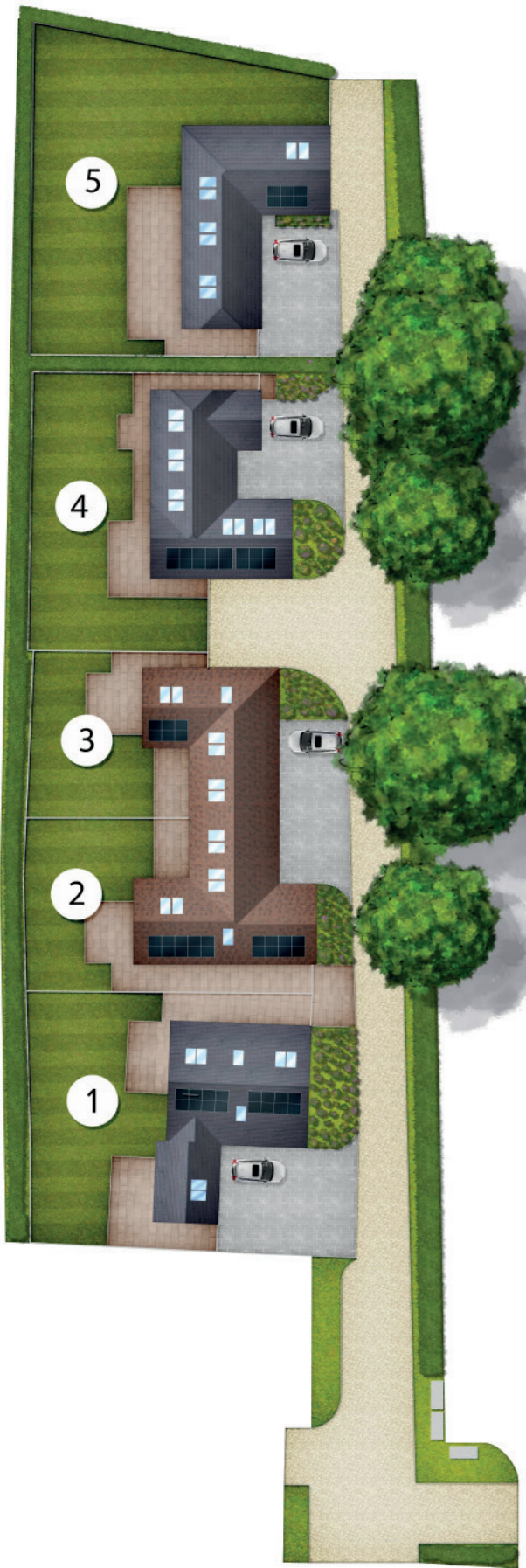
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Little Surrenden
B E T H E R S D E N

A LUXURY DEVELOPMENT OF 5 MODERN
PROPERTIES IN THE HEART OF KENT



Site Plan



Specification

KITCHEN

Each kitchen has been designed by an independent specialist and include Bosch appliances (fridge/freezer, dishwasher, washing machine, oven, induction hob and extractor hood), Quartz worktops with under-mount acrylic sink, stainless steel mixer tap and under cabinet lighting.

BATHROOMS

Each of the bathrooms include modern wall-hung vanity units with chrome mixer taps, shaver point, Porcelain tiles to the walls (full height tiling to bathrooms and en-suites) and floors, high quality baths and quality shower trays with glass shower doors and heated chrome electric towel radiators.

SECURITY AND PEACE OF MIND

Each home has been hard wired for an alarm system (installed), mains powered smoke detectors to each floor, security locks to all external doors and windows and a 10-year build warranty will be provided on completion.

HEATING AND LIGHTING

The central heating and hot water is provided by an Air Source Heat Pump, LED downlights to the hallways, kitchen, landing and bathrooms.

HOME ENTERTAINMENT AND COMMUNICATION

Broadband is installed direct to premises with TV (Cat 6 Wiring) points to the living rooms, kitchen and each bedroom.

FLOORING

Tiling to the hallway, kitchen, cloakroom & bathrooms with carpets laid to the living room, stairs and landing and all bedrooms.

JOINERY

Pre-finished internal doors with Chrome door furniture

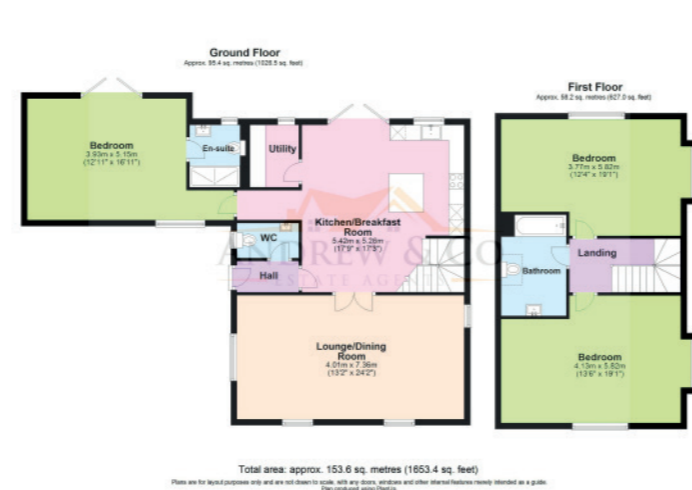
WINDOWS & DOORS

uPVC double glazed windows alongside Composite front doors with 5-point lever and mortice lock, spy hole, letter box and security chain. Velux roof windows to the first floor.

EXTERNAL FEATURES

Each garden will be landscaped in line with the approved planning consents, paths and patios laid with an Indian Sandstone tile and block paving to the parking areas.

For your peace of mind all properties come with a 2 year Builders Warranty and 10 year New Home Buildzone Warranty.



PLOT 1 - THE BARN

A three-bedroom detached home, enjoying a generous living room, kitchen/dining room, ground floor bedroom with an impressive, vaulted ceiling, and en-suite, with parking for three cars.



PLOT 2 - THE GRANNARY

A superb four-bedroom semi-detached home, with a large open-plan living space and modern kitchen, two ground floor bedrooms (one en-suite) and with parking for two cars.



PLOT 4 - THE OLD DAIRY

A large four-bedroom detached home, enjoying a large open-plan living space with modern kitchen, two ground floor bedrooms (one en-suite) and with parking for three cars.



PLOT 5 - THE BOTHY

A large three-bedroom detached home, enjoying a generous double aspect living room, superb kitchen/dining room, ground floor bedroom with en-suite, study, parking for three cars and large corner garden.



PLOT 3 - THE OLD WORKSHOP

A lovely three-bedroom semi-detached home, with a fantastic open-plan living space and modern kitchen, ground floor bedroom with en-suite and parking for two cars.

