

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on the Ashford Road to the east of the picturesque village of Bethersden with good local amenities including village stores and post office, specialist butcher, primary school, the parish church and public houses. The popular market town of Tenterden (7 miles), with wide, tree lined High Street, has an extensive range of local shops, including Waitrose and Tesco supermarkets. More comprehensive services can be found at Ashford (6 miles) where there is the International station with high speed services to London St Pancras (37 minutes). Mainline services to London Bridge/Charing Cross and Cannon Street are available at Pluckley (4 miles) and Headcorn (8 miles). There are a good range of schools in the area, including Homewood School and Sixth Form Centre at Tenterden, secondary and grammar schools in Ashford and Kings at Canterbury.

A characterful semi-detached Victorian cottage presenting mellow brick lower and scalloped pattern tile hanging to the upper elevations beneath a pitched tiled roof with original fireplaces, high ceilings and latch doors. The accommodation is arranged over two levels, as shown on the floor plan. The adjacent detached triple garage/workshop has planning permission for conversion to provide ancillary annexe accommodation. Ref: 22/00611/AS

A front door opens into an entrance vestibule with a quarry tiled floor. An inner front door leads to an entrance lobby with stairs to the first floor and a door to the sitting room with a window to the front and a fireplace with a white painted surround and brick hearth.

Adjoining is a kitchen with an old brick floor fitted with a range of cabinets comprising cupboards and drawers beneath wood effect work surfaces with tiled splash backs, an inset hob with a filter hood above, a built in oven and an inset sink unit with mixer tap.

To the rear is a double glazed conservatory with double doors opening to the garden and a door to a utility room with a sink and plumbing for a washing machine. Also on the ground floor is a bathroom with fittings comprising a panelled bath, close coupled wc and pedestal wash basin.

On the first floor, there is a landing with an airing cupboard. Bedroom 1 has a window to the front and a fully tiled en suite shower with a corner shower enclosure, close coupled wc and wash basin. There are two further bedrooms and a cloakroom with a low level wc and wash basin.

Outside: From the entrance of the shared road serving the collection of new homes at Little Surrenden, a 5-bar gate opens into an extensive parking area for several vehicles with an area of fence enclosed garden set down to lawn. To one side of the entrance is a detached triple garage/workshop of brick construction beneath a pitched tiled roof with three pairs of double doors to the front and a mezzanine floor for storage

Local Authority: Ashford Borough Council. Council Tax Band E
Mains electricity and water. LPG heating. Shared sewage treatment plant.
Predicted mobile phone coverage: Three, EE, O2
Broadband speed: Standard 19 Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

£475,000 Freehold

Little Surrenden Farmhouse, Ashford Road, Bethersden, Kent TN26 3BG



A semi-detached Victorian cottage on the rural outskirts of Bethersden with a garden, off road parking for several vehicles and a triple garage/workshop with planning permission to convert to ancillary accommodation.

- Entrance vestibule & lobby • Sitting room • Kitchen • Conservatory • Utility room • Bedroom 1 with en suite shower
- Two further bedrooms • Bathroom • Separate WC • Large roof space • Mostly double glazed • EPC rating E
- Detached triple garage/workshop • Garden • Off road parking for several vehicles



Directions;

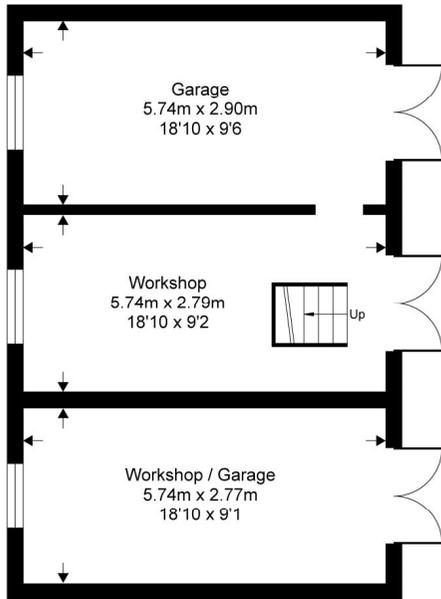
From Tenterden, follow the A28 out of town towards Ashford. Having passed through Bethersden, continue along the A28. The property will then be seen on the left hand side about 0.3 of a mile after the turn to Woodchurch. Turn into the shared access road leading to a development of five new houses and immediately left into the driveway of the property.

From Ashford proceed along the A28 to Bethersden. Before you reach the village you will see a large lay-by on your left hand side and about 0.25 miles further along you will find the property on your right hand side. Turn into the shared access road leading to a development of five new houses and immediately left into the driveway of the property.

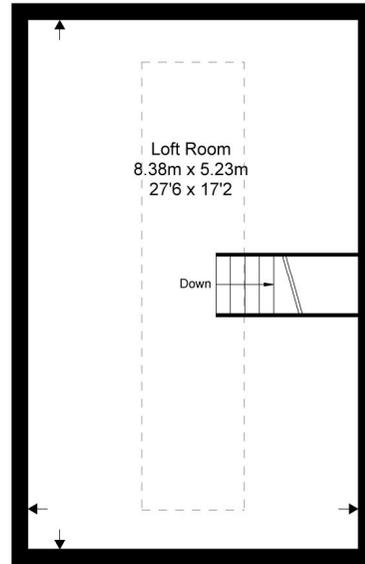


Little Surrenden Farmhouse

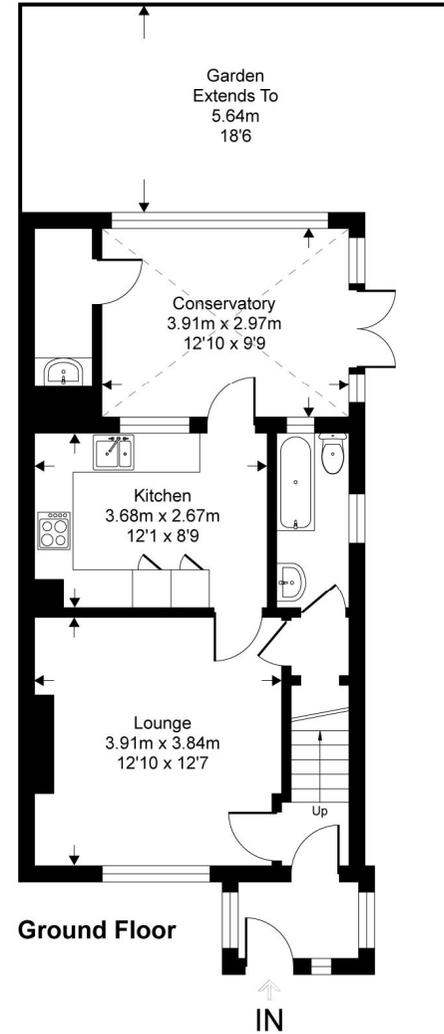
Approximate Gross Internal Area = 87 sq m / 932 sq ft
 Approximate Garages Internal Area = 62 sq m / 668 sq ft
 Approximate Total Internal Area = 146 sq m / 1600 sq ft
 (excludes restricted head height)



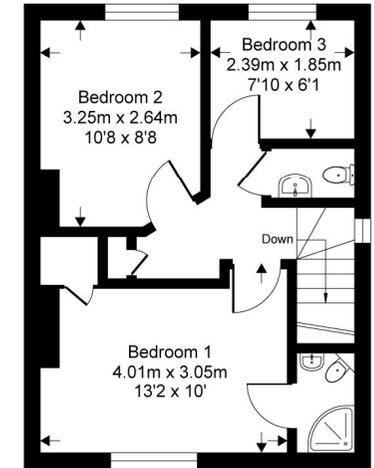
Garage Ground Floor



Garage First Floor



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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