

**HOBBS • PARKER**

**The Villages**



The Granary Bethersden

LOCAL VILLAGE PROPERTY

## The Granary

Potten Farm, Bethersden, TN26 3LF

A beautifully converted former Granary surrounded by farmland and set in stunning gardens with pond. A well proportioned 4 bedroom detached family home, the master bedroom with balcony to appreciate the panoramic views. All in a convenient location with easy access to Tenterden and Ashford.

Guide Price £475,000



### Accommodation

Entrance Hall • Dining Room • Sitting Room • Kitchen • Cloakroom • Master Bedroom with ensuite shower room • 3 further bedrooms • Family Bathroom • Oak Framed Double Garage

### Gardens

Off road parking for numerous vehicles. Oak framed double garage. Large mature established gardens with lawn, abundant flower and shrub borders. Large pond with decked seating area. Separate seating areas throughout garden and welcoming hot tub (available subject to separate negotiation).

### Communications

Tenterden - 6 miles  
Ashford International Station - 6 miles  
M20 Motorway - 6 miles





## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## Situation

Conveniently situated off the A28 just after Bethersden village if coming from Ashford and opposite the Nursery. Private shared drive with access to the Granary. The Granary is tucked away from the road with amazing panoramic views to front and rear. Bethersden village with its Post Office, primary school, hairdressers, butchers, 13th century church, 2 pubs, tennis court, cricket pitch and green is within easy reach. Tenterden is approximately 6 miles from the property with its array of shopping facilities, boutiques, cafes and public houses. The secondary school Homewood is only a short bus ride. The larger town of Ashford with its mix of public, private and grammar schools together with its extensive shopping facilities, is only 6 miles. Ashford International Station with its High Speed link to London St Pancras (37 minutes) is again only 6 miles. There are some fabulous countryside walks nearby.

## The Granary

As the names suggests, this was the former Granary, beautifully converted with a wealth of period features such as oak beams and open fireplace. The property has an entrance hall leading into a spacious dining room with doors leading onto the garden. The sitting room leads off the dining room with feature fireplace, also with doors opening onto the garden patio area. The kitchen on the opposite side of the dining room has a traditional farmhouse feel with oak-framed wall and base units and work surface above. There is a separate cloakroom and stairs leading to the first floor. All the bedroom windows enjoy views of the rolling countryside. The master bedroom with ensuite shower room also benefits from a balcony. There are 3 additional bedrooms and modern family bathroom.

## Gardens

The front of the property has a shingle drive leading to an oak-framed open front double garage. There is a side gate with access to the beautiful rear garden. The gardens are a gardener's paradise with some stunning planting.

There are various seating areas and pathway leading around the garden. The large feature pond has a decked viewing area and the top orchard garden has a decked spa area with hot tub (available by separate negotiation). There are views from the rear of the property and to the front of the property over the surrounding countryside. There is also an area behind the garages which would be ideal for a children's play area, pool or for vegetable growing.

## Services

Mains water and electric. Oil-fired central heating. Private Drainage.

## Directions

**From Ashford or Tenterden**, proceed on the A28 towards Bethersden. Continue past the village towards Tenterden and the property will be found opposite the nursery. Look out for our For Sale board.

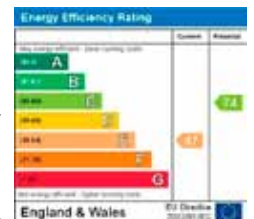
## Viewings

Strictly by appointment only.

**(Reference VI 1723)**

## Energy Efficiency Rating

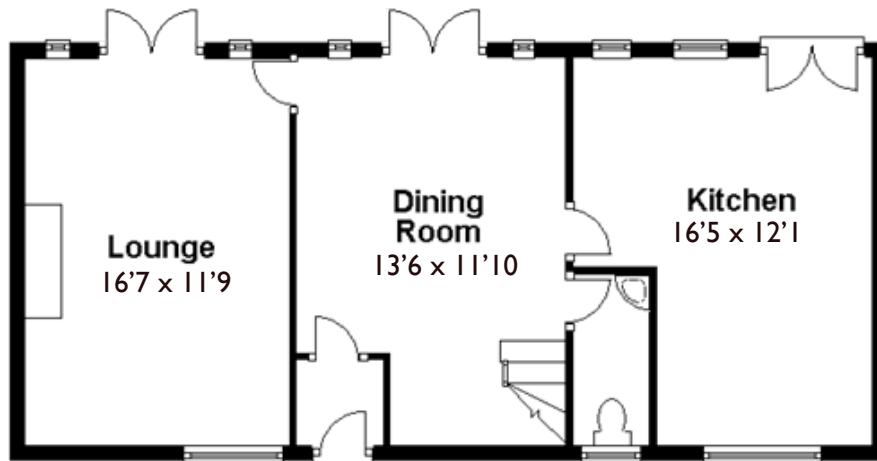
This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



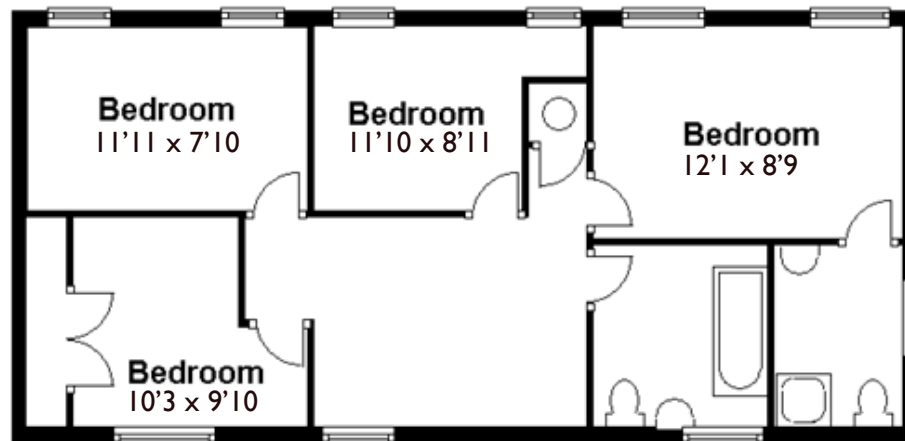
# Bethersden

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## Ground Floor



## First Floor



The Granary  
Bethersden

[hobbsparker.co.uk](http://hobbsparker.co.uk) 

Bethersden has a pretty village centre with a Post Office/shop, hairdressers, three pubs and a recreation ground with village hall, tennis courts and cricket ground. Along with a mobile library and a hairdresser and beauty therapist, the village centre is complemented by the church of St Margaret's with its 15th century tower.

The village has a warm community feel with many organisations, clubs and societies including cricket club, tennis

club, bowls club, WI, play group, Brownies, Cubs, Scouts and Guides to name just a few.

The area is well served by schools in both the state and independent sectors including the village primary school and Homewood School at Tenterden. Regular bus services provide access to both Tenterden and Ashford. On the outskirts of the village there are many walks and rides along with access to a garden centre and two specialist plant nurseries.



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The Villages



### Ashford Office

Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506221

### Tenterden Office

9 The Fairings  
Oaks Road  
Tenterden TN30 9QX  
01580 766766

# Are you thinking about selling your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do.**

Are you in the early stages of looking for suitable properties, and need an accurate valuation of your home? Maybe you would like some advice to assist you with your plans – I would be pleased to help.

Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have been valuing and selling houses in the villages around Ashford for over 10 years.

The first few weeks of marketing your house are vitally important to your success. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within The Villages, Tenterden Homes, Country Houses, Ashford Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, we offer you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



**Sarah Holgate**

Hobbs Parker The Villages