





## Bevenden Barn

Spicers Hill,  
Great Chart, Ashford, Kent TN26 1JP

A rural equestrian property on the Great Chart/Bethersden borders offering excellent communication links to Ashford, the International Station and the M20 (Junction 9). Tenterden is also within easy reach to the south west.

A detached 4 bedroom barn conversion, converted in the late 1980's, set in attractive gardens with stable yard, pasture land and ponds.

**In all about 6.00 acres.**

**Guide Price: £675,000**



### Accommodation

4 Bedrooms • 2 Bathrooms • Shower Room • Sitting Room • Dining Room • Family Room • Kitchen • Entrance and Inner Halls

### Gardens/Land

Attractive Gardens with Garage • Stable Yard  
Pastureland & Ponds

### Communications

Ashford/M20 – 4 miles • Tenterden – 8 miles.  
Bethersden – 2.5 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

Bevenden Barn occupies an extremely convenient rural location in a small rural hamlet on a private no-through lane. The property is conveniently positioned between Great Chart and Bethersden and has excellent access via the A28 to either Ashford and the M20 or to Tenterden. Bethersden village is about 2.5 miles away offering village shops including a post office, general stores and butcher. There is also a Primary School. The International Passenger Station in Ashford Town Centre offers regular high speed service to London St. Pancras in about 38 minutes and also Eurostar services to the Continent.

## Gardens

There are attractive gardens with mature hedging and post & rail fencing to the boundaries. The gardens are mainly laid to lawn with attractive borders and mature trees including oak and willow. There is an excellent garage/workshop which has been built in a barn style which has both vehicular and pedestrian access doors and electricity & lighting connected; beyond the garage is a further garden area with a greenhouse, garden shed and attractive borders.

## Outside

The barn is approached over a tarmac entrance drive from the private lane via double 5 bar gates with a driveway providing parking for several cars and vehicles.

## Stable Yard

### This comprises:

- A range of 3 stables with 2 tack/store rooms and a separate wheelbarrow store. The stables have a useful overhang and concrete yard to the front.
- A foaling box has been converted to a rest/playroom which has been used for teenagers' parties and sleepovers. This could easily be converted back to a foaling box or be divided to provide 2 small pony stables.

Electricity is connected, there is internal and external lighting and standpipe water.

## Land

The land is divided into 3 main fields/paddocks surrounded by post & rail fencing. There is a small paddock to the rear of the stables with a large pond and another large pond close to the western boundary which has been separately fenced off.

There is ample space for an all weather riding arena (subject to planning consent).

## Local Authority

Ashford Borough Council (01233) 331111.  
[www.ashford.gov.uk](http://www.ashford.gov.uk).

## Hacking/Toll Rides

There are a number of toll rides in the area. For further details please go to TROT ([www.tollrides.org.uk](http://www.tollrides.org.uk)).

## Services

Gas fired boiler (Calor storage tank), septic tank drainage, mains water and electricity.

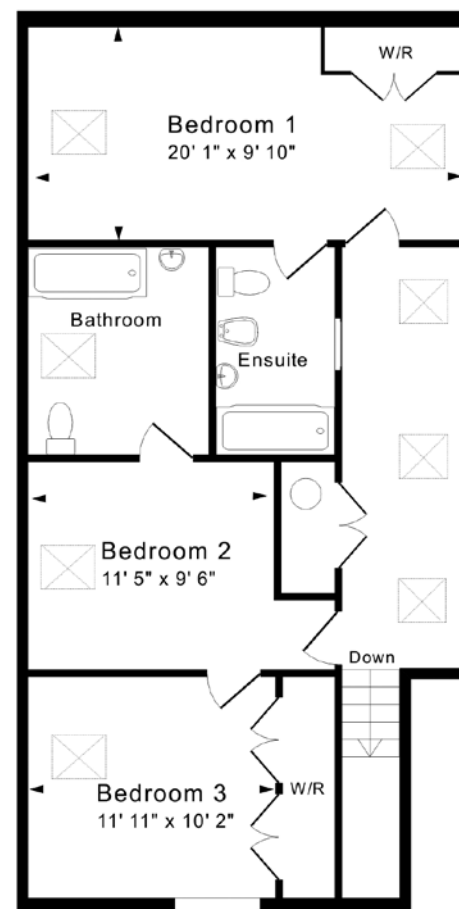
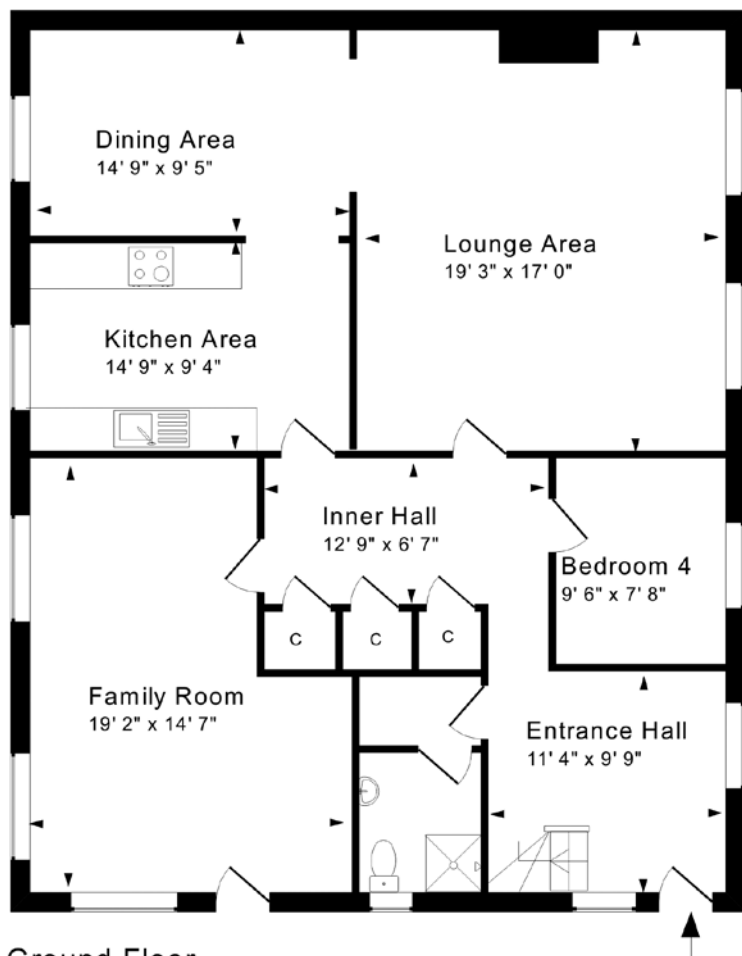
## Viewing

Strictly by appointment through Hobbs Parker Equestrian Property. **(E461)**.

## Directions

**From M20 (Junction 10):** Leave Junction 10 heading due south west on the A28 towards Tenterden. Follow the road without deviation out of Ashford past Waitrose and join the Great Chart by-pass. Continue for a further 2 miles and at the top of Spicers Hill turn right into a no-through lane and Bevenden Farm will be found at the end of the lane on the left hand side.

**From Tenterden:** Leave Tenterden heading due north east on the A28 towards Ashford, passing through St. Michaels, High Halden and Bethersden. As you leave Bethersden, proceed for a further 2 miles and at the top of Spicers Hill, turn left into the private roadway and Bevenden Farm will be found on the left hand side.



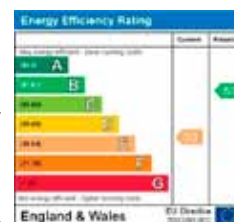
Approx. Gross Internal Floor Area: 2,080 Sq. Ft. / 193 Sq. M  
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[hobbsparker.co.uk](http://hobbsparker.co.uk) [OnTheMarket.com](http://OnTheMarket.com)

### Energy Efficiency Rating

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



# Equestrian Property

HOMES FOR HORSES AND RIDERS



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**HOBBS • PARKER**  
Equestrian Property



**Ashford Office**  
Romney House  
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**Tenterden Office**  
9 The Fairings  
Oaks Road  
Tenterden TN30 9QX  
01580 766766

# Are you planning to sell your house?

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

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help 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.

Equestrian properties require specialist expertise and very specific marketing. 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 grew up owning and riding horses and have spent the best part of 25 years of my working life dealing with equestrian properties. I am definitely best placed to help in this respect.

The first few weeks of marketing your house are vitally important. 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 Equestrian Properties, Country Houses, Ashford Homes, The Villages and Tenterden Homes with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers 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.



**James Hickman** MRICS FAAV

Director & Head of  
Hobbs Parker Equestrian Properties