

HOBBS · PARKER

The Villages



22 Forgefield Bethersden

LOCAL VILLAGE PROPERTY

22 Forgefield

Bethersden, Kent TN26 3BL

A semi detached bungalow with pleasant south facing gardens and detached garage with parking, situated on a quiet cul de sac and within walking distance of the village amenities. Ready for some cosmetic updating.

Guide Price £275,000



Accommodation

- Entrance hall • Sitting/ dining room • Kitchen
- Two bedrooms • Family bathroom

Outside

- Single garage • Off road parking • Gardens
- Greenhouse

Communications

- Bethersden village – immediate vicinity
- Ashford/International Railway Station (London St. Pancras – 37 minutes) – 6 miles
- Tenterden – 5 miles • Bus services to Ashford and Tenterden



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

22 Forgefield is a quiet cul de sac located in the pretty village of Bethersden and is within easy walking distance of the primary school, village inns, general store/Post Office, butcher/ delicatessen and church.

Bethersden is well placed for access to the historic town of Tenterden with its choice of independent shops, well regarded secondary school and restaurants.

The thriving town of Ashford is about 6 miles away with fast speed access to London St Pancras (37 mins) and also regular services by Eurostar to the Continent. Ashford also provides a more extensive range of shopping, educational and leisure facilities.

22 Forgefield

This semi detached bungalow offers good size living accommodation and has large picture windows ensuring good light.

The sitting / dining room to the front of the property has a wood burning stove providing a pleasant focal point to the room.

The kitchen is fitted with a range of units.

There are two bedrooms and a family bathroom, which has both a bath and separate shower.

The bungalow is ready for some cosmetic updating.

Outside

There are pretty gardens to the front of the property and to one side the block paved drive leads to the detached single garage.

The gardens to the rear face south, ensuring plenty of sunshine throughout the day.

A pergola planted with climbers provides a pleasant spot to enjoy the garden. There are planted beds and a small area of lawn as well as a greenhouse.

Services

Mains water, gas, electricity and drainage.
Gas fired heating.

Directions

From Tenterden, follow the A28 out of town towards Ashford. Once in Bethersden, turn left into School Road and then Forgefield will be on your right.

From Ashford proceed along the A28 to Bethersden. Ignore the first turning right to Bethersden (Forge Hill) continuing along the A28 and turn right just past the cricket pitch into School Road. Forgefield will be on your right.

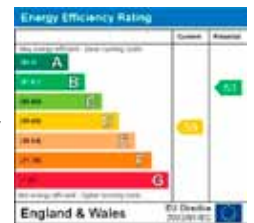
Viewing

By appointment only. If you would like to make an appointment to view, please call either our Ashford or Tenterden offices.

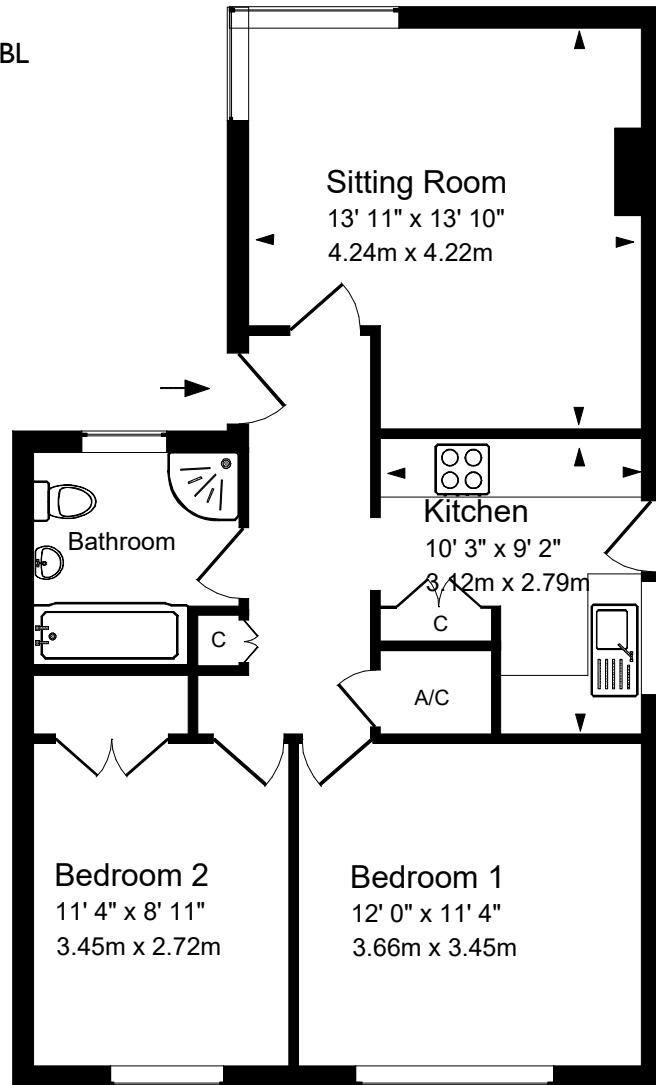


Energy Efficiency Rating

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



22 Forgefield
Bethersden, Kent TN26 3BL



Approximate Gross Internal Floor Area
670 Sq. Ft. / 62 Sq. M.

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Bethersden

LOCAL VILLAGE PROPERTY

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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Romney House
Orbital Park
Ashford TN24 0HB
01233 506260

Tenterden Office

9 The Fairings
Oaks Road
Tenterden TN30 6QX
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.

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. Valuing and selling houses in Tenterden every single day makes me the best man for the job.

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 Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden 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



Simon Godfrey
Director & Head of
Hobbs Parker Tenterden Homes