



Beult Cottage

Brissenden Court, Bethersden
Kent, TN26 3BE

A pretty cottage with gardens overlooking open fields, set in a select development of converted farm buildings on the rural edge of the popular village of Bethersden.

Guide £290,000



Accommodation

Entrance hall • Sitting room • Dining room
Kitchen • Master bedroom with shower room en suite
Two further bedrooms • Family bathroom

Outside

Off road parking for two cars • Garden

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





Situation

Brissenden Court is a pretty development of converted farm buildings on the rural edge of Bethersden which has good local amenities including a 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.

Beult Cottage

This property offers well presented accommodation in a rural setting yet within striking distance of transport links and amenities. The entrance lobby has tiled flooring and stairs to the first floor. The sitting room is double aspect over fields. There is a separate dining room with window to rear. The kitchen has a range of wall and base units, drainer unit, electric hob, oven and grill and plumbing for dishwasher. The first floor landing has an airing cupboard and hatch to roof space. There are three double bedrooms. The master bedroom benefits from an ensuite shower room. A family bathroom with three piece suite services the guest bedrooms.

Agents Note

The property was originally constructed as a holiday cottage but this year a Certificate of Lawful Development as a residential dwelling

was granted. Ashford Borough Council ref 17/00853/AS.

Outside

Outside, the attractive rear garden backs onto fields. It is laid to lawn with deck and flower and shrub borders. To the front is parking for two cars.

Services

Mains water and electricity. Private drainage.

Directions

From Tenterden proceed east on the A28 towards Ashford passing through Bethersden. After about 7 miles turn right signposted Woodchurch. The property will be found on the left after 0.2 miles. Satnav TN26 3BE.

Viewing

By appointment only. If you would like to make an appointment to view, please call either our Ashford or Tenterden offices. **Ref: V2113**

Energy Efficiency Rating

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



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.

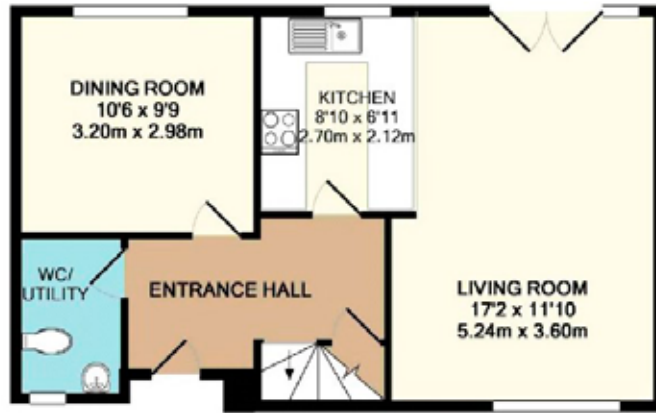
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All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

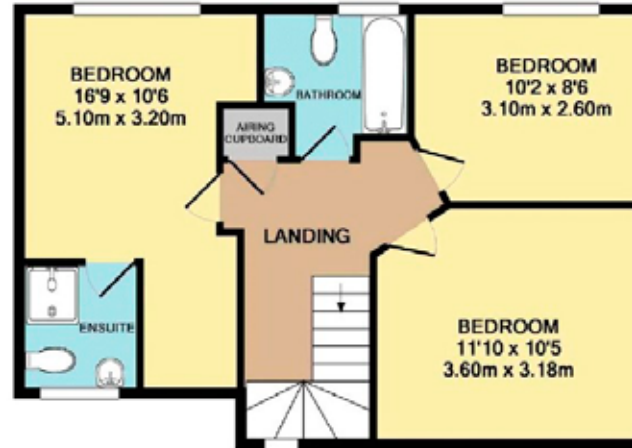
The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever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

Bethersden

LOCAL VILLAGE PROPERTY



GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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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

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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.

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



Sarah Holgate

Hobbs Parker The Villages