



## Red Cedar

Ashford Road

Bethersden, Kent TN26 3AP

A stylish single storey residence with fabulous open plan reception rooms set well back on a large plot with attached double garage, in the centre of this popular village. In all about 2/3 acre.

Guide Price £625,000



### Accommodation

- Entrance hall • Sitting / dining room • Snug area
- Garden room • Kitchen • Utility room • Master bedroom with bathroom en suite • Two further bedrooms • Family shower room

### Outside

- Attached double garage • Off road parking • Gardens
- Summer house • Log store • Rainwater harvesting system

### Communications

- Bethersden village – immediate vicinity • Ashford/ International Railway Station (London St. Pancras – 37 minutes) – 6 miles • Tenterden – 5 miles
- Bus stop – in the village with 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

Bethersden has a very good range of local amenities including a village store & post office, a butcher with delicatessen, two pubs and a primary school. 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.

## Red Cedar

Red Cedar is a contemporary Colt house offering light, spacious and flexible living accommodation. The main reception room is open plan with a distinctive double sided wood burning stove in the centre of the room providing a focal point. There is ample space for a dining table and sofas, and in the far corner is a snug area, perfect for watching TV. The lighting system has been designed to create different moods.

Across the rear of the property is a bright garden room with doors opening onto the garden.

The kitchen is open to the main reception room, and is fitted with a comprehensive range of cream units and built in Miele appliances. To one side is the useful utility room with access to the garage and garden.

There are three bedrooms; the master bedroom overlooks the garden and has a large dressing room as well as a bathroom en suite.

The two further double bedrooms share the stylish family shower room.

## Outside

The property is set well back from the road and is approached via electric gates that open onto an area of parking in front of the double garage which is fitted with electric doors for convenience. The garden to the front is laid mainly to lawn with a number mature trees and shrubs.

To the rear there is a large private terrace that is a sunny spot, perfect for outdoor dining. A water feature sits in the middle of the lawn and there is a children's play area to the side of the property. There is a Summer house and a log store as well as a water harvesting system that provides a water supply for irrigating the garden in the summer months.

## Services

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

## Directions

**From Tenterden**, follow the A28 out of town towards Ashford. Once in Bethersden you will find the entrance to Red Cedar opposite Stephenson Brothers, the rocking horse makers.

**From Ashford** proceed along the A28 to Bethersden. Once in Bethersden you will find the entrance to Red Cedar opposite Stephenson Brothers, the rocking horse makers.

## Viewing

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

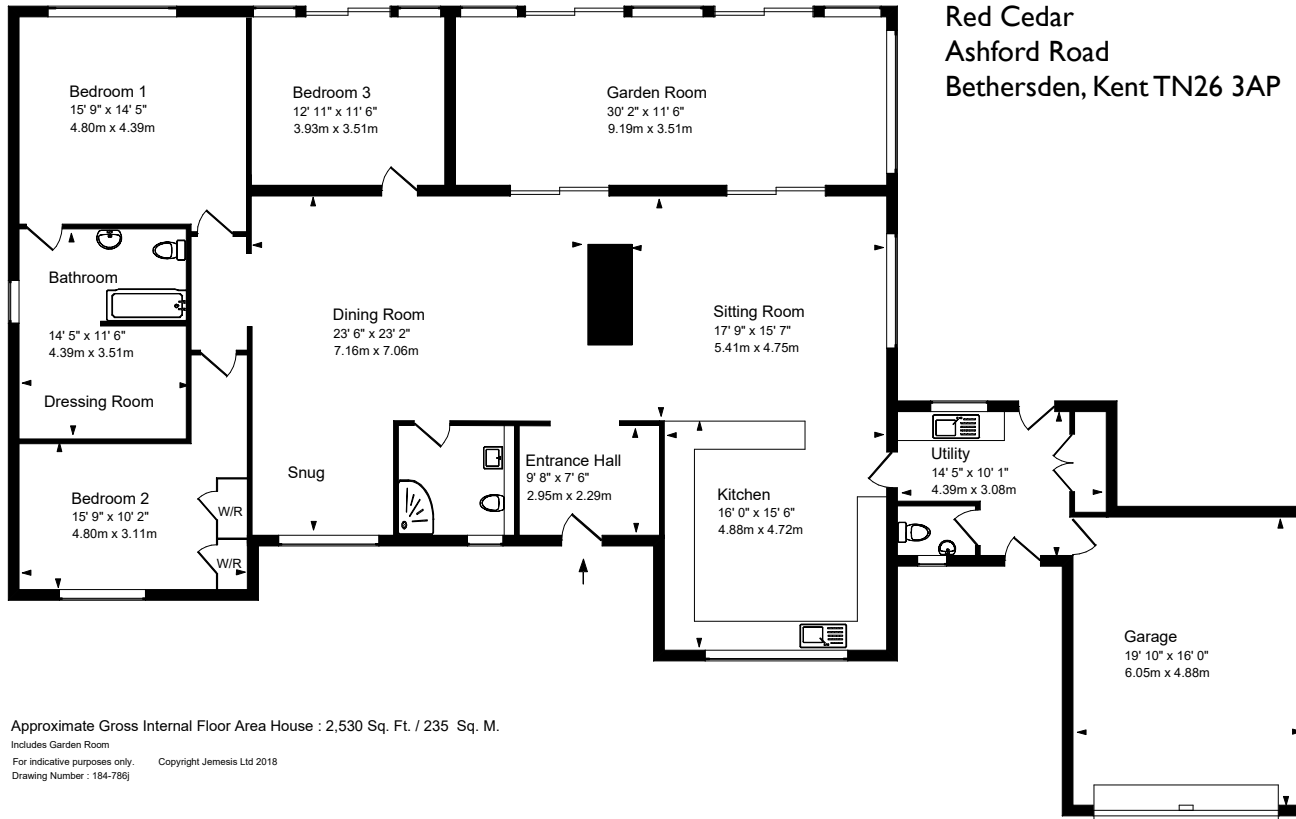
## Energy Efficiency

### Rating

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



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Approximate Gross Internal Floor Area House : 2,530 Sq. Ft. / 235 Sq. M.

Includes Garden Room  
For indicative purposes only. Copyright Jemesis Ltd 2018  
Drawing Number : 184-786j



# 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.



**HOBBS • PARKER**  
The Villages



**Ashford Office**  
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