



Potten Barn,
Bethersden, Kent TN26 3LF

**Potten Barn,
Ashford Road, Bethersden, Kent TN26 3LF
Guide price : £695,000**

Located on the fringes of the sought after village of Bethersden, just a short drive from the historic town of Tenterden, Potten Barn, with its wealth of character features, stunning landscaped gardens and wonderful rural views, must be viewed to be fully appreciated.

This charming detached 3 bedroom property provides just under 1,500 sq ft of beautifully presented living space that would suit any number of different buyers. There is a delightful kitchen/breakfast room and two spacious reception areas, one of which has an open fire whilst the other boasts a magnificent vaulted ceiling with galleried landing above. On the first floor, the bedrooms are all good doubles, one of which has the benefit of an en-suite.

But it is the gardens and large pond at the back of the house, which would be a haven for gardeners and nature lovers alike, that take your breath away.

This property also benefits from a studio, workshop, greenhouse, shed, double bay cart-style garage and off-street parking.

**Beautiful detached unlisted barn conversion
3 double bedrooms & 2 bath / shower rooms
Vaulted dining hall with galleried landing**

Stunning landscaped gardens / natural pond, Studio, workshop shed & greenhouse

**Double cart-style garage / off-street parking
Wonderful countryside views to front**

Accessible location between Bethersden and Tenterden

Wide choice of good local schools including Grammars

Pluckley station is within easy reach and also the high speed rail link from Ashford

SITUATION: Potten Barn is situated on the outskirts of the picturesque village of Bethersden and approximately 5 and 7 miles distant from the towns of Tenterden and Ashford respectively. Bethersden has a number of local amenities including a public house, a specialist butchers, Parish church, primary school, village hall, cricket club and recreation ground, where there is a thriving tennis club. There is also a garden centre and gastro pub very close by. There are a number of good schools in the local area in both the state and private sector and the property falls within the catchment for the Ashford Grammars.

The area is well served for transport links including Pluckley station, Ashford International, which has Eurostar trains departing for the continent as well as the high speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). Bethersden is served by several bus routes to the surrounding towns and villages.

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ENTRANCE LOBBY The main entrance door, which is at the back of the barn, opens into a useful lobby area where there is room for cloaks and boots. Worcester Boiler. Tiled floor.

CLOAKROOM Handily positioned next to the rear lobby, this generous cloakroom comprises a pedestal wash hand basin and low level w.c. Tiled floor.

DINING HALL 17' 7" x 12' 2 max" A door from the rear lobby opens into a spacious reception area, currently used as a dining hall. As you step into this beautiful space, which forms the centre of the house, you get an immediate "wow" factor as you look through the full height windows taking in the views of the open countryside beyond. A wooden staircase to the first floor leads to a grand galleried landing which overlooks this space. Boarded wood floor. Doors give access to the kitchen breakfast room and to the:

SITTING ROOM 17' 7" x 13' 8 max" To one side of the dining hall is the elegant double aspect sitting room, at the centre of which is a brick fireplace housing a working open fire which makes a cosy focal point and exudes warmth. A glazed door to one end gives you access to the patio and rear garden beyond.

KITCHEN/BREAKFAST ROOM 17' 5" x 12' 9 max" The beautiful bespoke kitchen has a range of blue shaker style units, drawers and cupboards with a mix of quartz and solid oak worktops.

An island with breakfast stools at one end incorporates a good amount of storage. Butler sink. Integrated dishwasher. Six burner range oven by separate negotiation. Space for freestanding storage and table and chairs. Flagstone floor.

GALLERIED LANDING / STUDY 12' 3" x 8' 5 max" Stairs from the dining hall lead to a warm and inviting galleried landing which would make a lovely study or reading area. Two built-in cupboards provide storage. Lobbies at both sides give access to the bedroom and bathroom facilities.

BEDROOM 1 12' 10" x 10' 3 max" This principal suite comprises a beautiful double bedroom with open storage, views over the garden and a modern **EN-SUITE SHOWER ROOM** comprises: shower, low level w.c and pedestal wash hand basin. Tiled floor.

BEDROOM 2 13' 5" x 9' 8 max" A spacious double aspect bedroom with views over the fields to the front.

BEDROOM 3 11' 9" x 8' 7 max" A pretty double bedroom, currently set up as a twin, with built-in wardrobe and views over the rear garden and pond.

FAMILY BATHROOM Traditional style suite comprising: wood panelled bath with shower over; low level w.c and pedestal wash hand basin. Tiled floor and part tiled walls.

OUTSIDE

A gravel driveway at the front and side of the house provides parking and turning and leads to a useful attached double open cart-style garage. The landscaped and more formal front garden is perfectly in keeping with the character of the house, whilst the beautiful rear garden, with its spectacular pond and mature planting is a nature lover's and gardener's haven.

A terrace at the back of the house lends itself perfectly to entertaining and relaxation, as do the many other seating areas dotted around the pond and garden. A special feature of the garden is the decked pathway which runs down one side of the pond, allowing you to get close up to the many wildlife that live there.

The garden also houses: a studio which is currently used as a gym, but could serve a number of different functions including a home office or hobby room; a workshop; large shed and greenhouse.

SERVICES Mains water, electricity and gas. Private drainage. EPC: D. Local Authority: Ashford Borough Council.

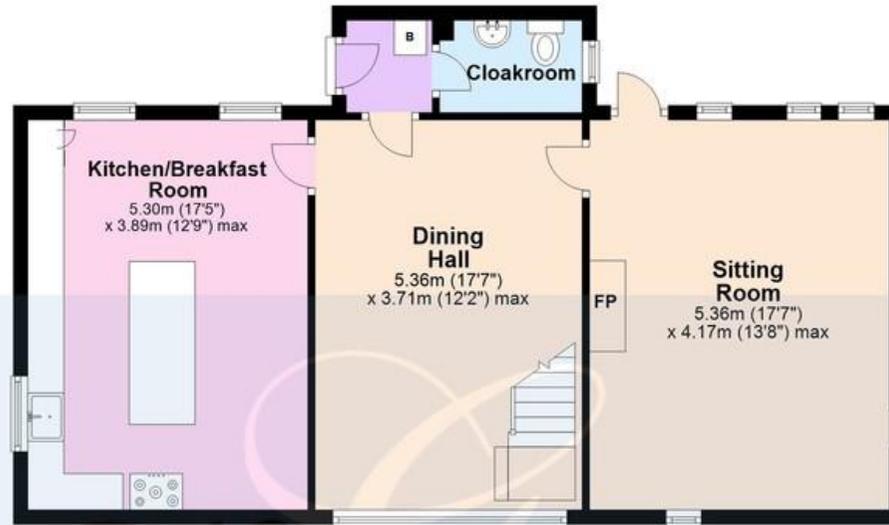
LOCATION FINDER what3words: attaching.votes.slick

Viewing through WarnerGray 01580 766044



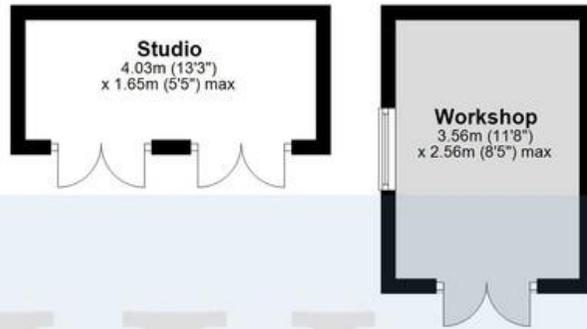
Ground Floor

Approx. 68.6 sq. metres (738.1 sq. feet)



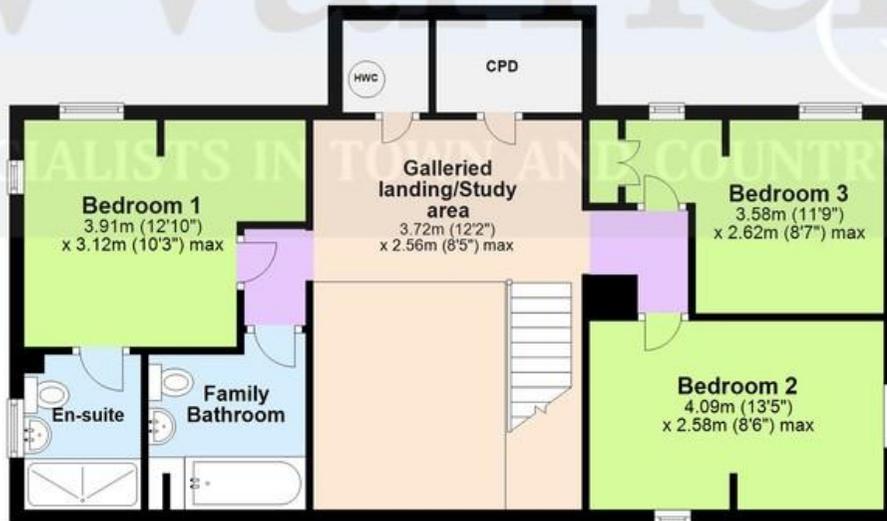
Outbuildings

Approx. 15.8 sq. metres (169.6 sq. feet)



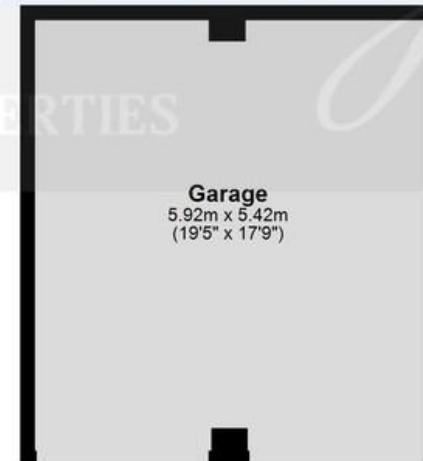
First Floor

Approx. 69.7 sq. metres (750.6 sq. feet)



Cart-style Garage

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 186.2 sq. metres (2003.8 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



