



Newtown,
Bethersden
TN26 3AP

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Ashford Road Bethersden, Kent TN26 3AP
Offers in excess of £375,000**

This pretty 2 double bedroom detached period cottage, situated in a most convenient location just a short walk from the centre of Bethersden and a drive of approximately 6 miles in opposite directions from the towns of Ashford and Tenterden, must be viewed to be fully appreciated.

Originally two houses, this beautifully presented Grade II Listed weather boarded property can now only be described as the epitome of a quintessentially charming Kent cottage.

Internally, there is a cosy sitting room with a fireplace and wood burner, a separate dining room with working open fire, a country style kitchen and a useful boot room which gives views over and access to the well maintained good size rear garden. To the first floor, there are 2 good size double bedrooms, a modern bathroom and spacious landing that could serve as a study area.

The property also benefits from a spacious Log cabin which could be used for a variety of different purposes (stp) and a very pretty cottage style garden with a small stream

- Pretty Grade II Listed character cottage
- Beautifully presented 2 double bedroom accommodation
- Charming period features . Cosy sitting room with wood burner.
 - Country style kitchen / Dining room
 - Good size garden with log cabin
 - Tenterden and Ashford 6 miles distant
- High speed rail link at Ashford. NO ONWARD CHAIN

SITUATION: Newtown is situated in a most convenient location close to the heart of the picturesque village of Bethersden. All the local amenities are within walking distance. There are two public houses, a specialist butchers, Parish church, primary school, village hall, cricket club and recreation ground, where there is a thriving tennis club. There are a number of good schools in both the state and private sector and the property falls in the catchment for the Ashford Grammars. The area is well served for transport links including 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.



The accommodation comprises the following with approximate dimensions:

ENTRANCE HALL / BOOT ROOM 9' 5" x 5' 10 max" A stable door at the back of the cottage opens into an entrance hall that is spacious enough to act as a generous cloaks / boot room. Stairs to first floor. Under stairs cupboard. Herringbone brick floor. Door to sitting room. Open doorway to kitchen.

KITCHEN 13' 4" x 5' 10 max" The pretty country cottage kitchen fits perfectly with the style. Cream fitted units with wood block worktops and butler sink complete the look. Space for upright fridge freezer, dishwasher and washing machine. Built-in electric oven and gas hob with extract. Tiled floor. Worcester boiler. Two dinky windows give views over the rear garden beyond. Door to dining room.

DINING ROOM 11' 9" x 9' 11" A door from the kitchen leads into this lovely room, with its brick feature open fireplace, painted built-in storage cupboards and window to the front.

SITTING ROOM 13' 6" x 9' 11 max" A good size, welcoming sitting room with fireplace and wood burner. Window and front door to front.

FIRST FLOOR LANDING 13' 9" x 7' 2 max" Stairs from the ground floor lead to a spacious landing which could easily serve as a study area. Window over garden. Built-in storage cupboard. Door to bedroom 2 and open doorway to inner landing.

INNER LANDING 7' 7" x 7' 0 max" Room for free standing furniture. Built-in storage cupboard. Window to rear. Doors to bedroom 1 and bathroom.

BEDROOM 1 12' 5" x 9' 1" A beautiful double bedroom with feature Victorian fireplace and very deep built-in storage cupboard. Window to front.

BATHROOM A modern bathroom with white suite comprising: double ended bath with mixer tap and built in Aqualisa shower; built-in unit with inset wash hand basin with storage cupboard below and concealed cistern w.c. Heated towel rail. Tiled floor. Window to side.

BEDROOM 2 12' 2" x 9' 0" A charming double bedroom with feature fireplace, built-in storage cupboard and window to front.

OUTSIDE To the front is a strip of grass bounded by a fence which gives a good degree of privacy. A gravelled area at the side

lead to double gates to the garden behind to the other side of the house is a pretty cottage style garden which leads through to the main garden at the rear. Laid mainly to lawn with a small stream running through it, this space is well maintained.

A large patio makes an ideal setting for al fresco dining. There is also a shed, workshop with electric laid on and a LOB CABIN This useful outbuilding, which is divided into two spaces, is at present used as a utility area cum snug, but offers much potential for additional uses, subject of course to the necessary permissions. Electricity and TV point.

NOTE : The vendors obtained planning permission to extend the kitchen to a kitchen / diner and w.c. Plans on request.

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

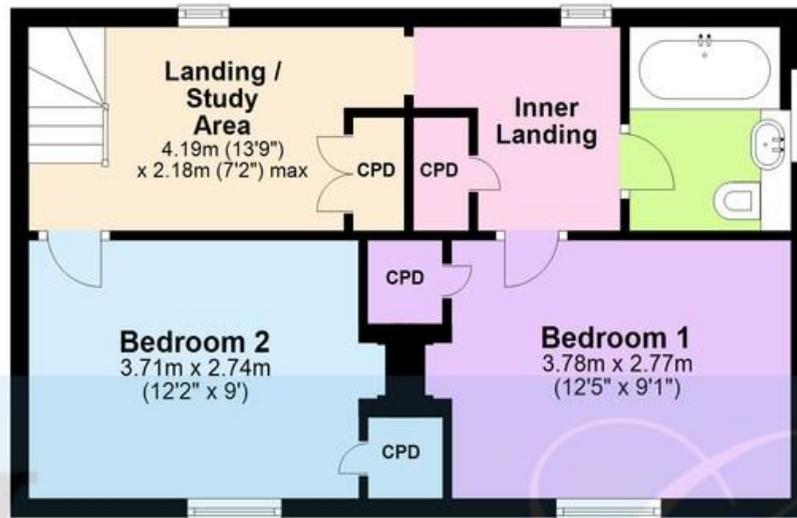
DIRECTIONS From our office in Tenterden, proceed along the A28 through St Michaels and High Halden towards Bethersden. As you approach Bethersden, continue on the A28, by-passing the village centre, and Newtown can be found just after the Rocking Horse workshop (Stevenson Brothers) on the left hand side.

Viewing by appointment through WarnerGray 01580 766044



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (128.0 sq. feet)



Total area: approx. 94.9 sq. metres (1021.1 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.



