

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

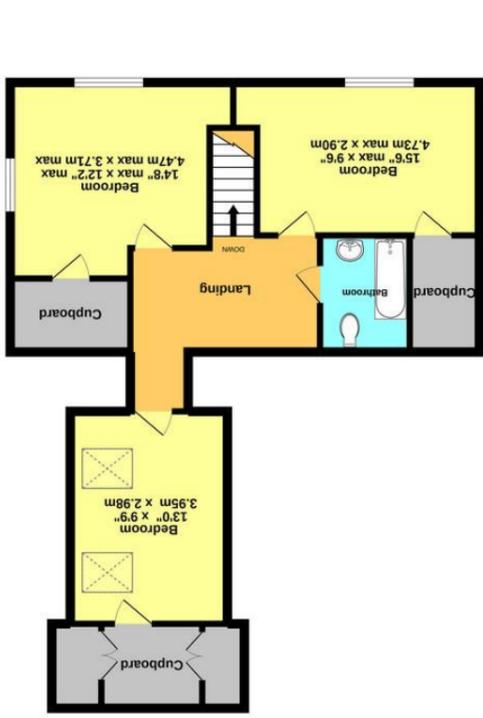
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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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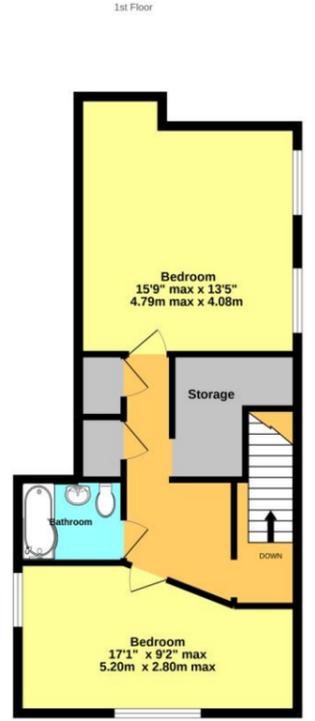
1st Floor



Ground Floor



Ground Floor



1st Floor

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Thomlea is a wonderful family home situated in the heart of Bethersden village. Close to all the village amenities and school this home has lots to offer. With spacious accommodation in the main house, the Annexe also offers spacious accommodation, private garden and parking and has been previously rented out if the option of a rental income could be useful.

Step inside this impressive home where you have the stairs to first floor and door to the lounge. This large impressive room has a multifuel burner, large window to the front and double French doors to the side which bathe the room in natural light. There are doors to the inner hallway and also the Kitchen/breakfast room. From the inner hallway you have doors to the dining room, study/bedroom four and also the shower room. The dining room is again very spacious and has a window

over looking the front. The study/bedroom 4 is also a good size and has a window overlooking the rear. The shower room has a WC, pedestal wash hand basin and shower cubicle and obscure glass window to the rear.

The kitchen/breakfast room is the heart of the home and again offers plenty of space for everyone there is also an extensive range of wall and base units, inset sink with drainer, space for appliances and integrated tower oven, electric hob. and Rayburn stove. The window overlooks the rear and a door leads through to the utility room. The utility room is again larger than usual, with a range of cupboards and worktop over, with space and plumbing for a washing machine, tumble dryer and other appliances. The rear door leads into the garden.

- Four Bedroom Detached Village Home
- Large Two Bedroom Annexe
- ORP for multiple vehicles
- Three Reception Rooms
- Close to Village Schools and

On the First floor landing, you have doors leading to bedrooms one, two, three and the bathroom. All the bedrooms are generous sized doubles with full height built in storage cupboards which offer plenty of storage. The bathroom has a panelled bath with shower, WC and pedestal wash hand basin.

The Annexe:

The Annexe has its own personal entrance door. Step into the entrance hall where you have doors leading to the kitchen/diner, lounge, shower room and storage cupboards. The large kitchen/diner has a window overlooking the rear garden and a range of wall and base units with space for appliances and integrated oven and hob. There is also space and plumbing for a washing machine. The lounge is also a very spacious room with a window to the side which provides plenty of natural light. The shower room has a shower cubicle, WC and pedestal wash hand basin with obscure glass window.

On the first floor landing you have doors to both bedrooms and the bathroom with a useful alcove which is perfect for storage or as a small study area. Bedroom two is a good size double with a window over looking the rear and Bedroom one is a very large bedroom with a window also over looking the rear. The bathroom has a panelled bath with shower, pedestal wash hand basin and WC.

Outside there is off road parking to the front for the Annexe for several vehicles. Thomlea has five bar gates leading to a substantial parking area which offers parking for plenty of vehicles or caravans etc. The garden is laid to lawn and leads through to a patio area which is screened by Fir trees. There is also currently a further patio area currently fenced to ensure any pet in the garden is safe and secure. There is a further gate and area with Shed that leads through to the Annexe's garden. The Annexe's garden is mainly laid to lawn with gate side access.

Agents Note: If a rental income would be of interest. The Annexe is currently rented out and achieving a rental income of £825pcm. However, the property is offered with vacant possession, if renting the property is not of interest to the new owners.

