

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.

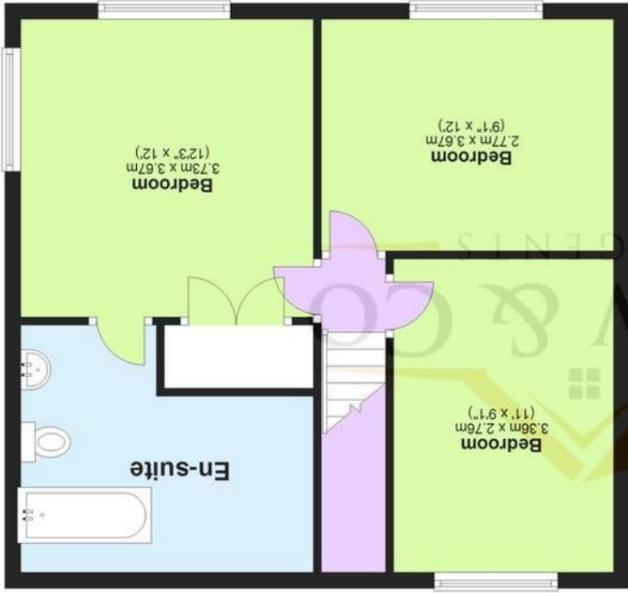
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Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
 Total area: approx. 102.2 sq. metres (1099.6 sq. feet)
 Plan produced using PlanUp.





'Laurel Cottage' is an attractive grade II listed weather boarded property situated within the historical village of Bethersden and boasting many original features. With versatile and spacious living accommodation plus three good sized bedrooms, this property is a must view if you are looking for that hard to find home bursting with charm and character.

Step into the rear lobby where you have an attractive stable door with decorative stained glass window to the side and doors leading to the lounge, ground floor bathroom, kitchen/breakfast room and stairs to the first floor. The ground floor bathroom is a charming space with a white suite comprising low level wc, freestanding slipper bath with chrome mixer tap and shower attachment, pedestal wash hand basin with tiled splash back, radiator, extractor fan, inset spotlights, obscured window to the rear, tiled flooring and exposed beams. The kitchen has a range of white wood fronted cupboards and drawers beneath solid

wood work surfaces, two windows to the rear, radiator, under stairs cupboard housing meters, inset spot lights, wall mounted units and wine rack, there is also space and plumbing for a washing machine or dishwasher, butler sink with mixer tap, duel fuel range cooker, locally tiled walls and exposed beams. There is a door leading to the dining room which has an attractive wooden floor, window to the front, radiator, exposed brick feature fireplace and exposed beams. This also leads to a small porch to the front. The lounge has a double aspect window to the front and two windows to the side, radiator, exposed beams, fuel burner in exposed brick surround and attractive wooden flooring. On the first floor the master bedroom has exposed stripped floor boards, double glazed windows to the front and side, exposed beams, walk-in cupboard with inset spotlights and rails and door to the en-suite bathroom. The spacious en-suite comprises a white suite featuring a low level wc, pedestal wash hand basin with mixer tap, sunken bath with

- Grade II Listed Cottage
- Bethersden Village Location
- Master Bedroom En-Suite Bathroom
- Three Bedroom, Semi Detached

mixer tap and electric shower over, towel radiator, inset spotlights, extractor fan, shaver point, locally tiled walls and flooring. Bedroom two has a window to the front, radiator and two built-in cupboards. Bedroom three features loft access, cupboard, radiator, window to the rear and exposed beams.

The front garden is enclosed by a white picket fence with gate and path leading to the front door, there is a tarmac drive leading to a double garage and provides off road parking for up to 3 vehicles. The rear garden is a delightful cottage style garden has an abundance of established flowers, shrubs and trees which make this a beautiful and tranquil place to relax or spend time with family and friends. There is a paved patio seating area and is laid to shingle for easy maintenance with door to the garage and also gated side access to the driveway. The double garage has been usefully adapted to provide a utility room, two upstairs rooms; one with a cloakroom; a further downstairs study area and front storage.

Located in the historic village of Bethersden voted "Best Village in the South East 2021" in The Times <https://www.thetimes.co.uk/article/the-50-best-villages-in-the-uk-mdgsj73b0>. The village provides a range of day to day facilities including post office/general store, primary school, several inns, a village hall and a church. There is also a regular bus service through the village connecting to the larger market town of Tenterden which provides a comprehensive array of facilities including Waitrose and Tesco supermarkets, individual boutiques, post office, medical centre, banks, restaurants and bars as well as schools for all ages and a leisure centre. Ashford also provides a comprehensive range of facilities including Ashford International station with fast links to London and both junctions 9 and 10 of the M20.

