

# BETHERSDEN, KENT









PARK LANE, BETHERSDEN, KENT TN26 3DP

## Charming Grade II Listed Kentish farmhouse

Drawing Room \* Sitting Room \* Dining Room \* Games Room  
Kitchen/Breakfast Room \* Utility Room \* Cloakroom \* Second Kitchen

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Master Bedroom with Ensuite \* Double Bedroom \* Family Bath and  
Shower Room  
Two Double Bedrooms with Jack 'n' Jill Bath and Shower Room

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Gardens and Grounds Approx. 5.75 Acres \* River Frontage  
Brick Outbuilding

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Set in stunning manicured gardens, this charming Grade II Listed Kentish farmhouse is believed to date from the 17th century with later additions and is situated on a tranquil country lane on the outskirts of the village of Bethersden.

Presented in immaculate order throughout and exhibiting a wealth of period features, the accommodation consists of a drawing room with log burning stove and bay window, a sitting room with inglenook fireplace, a games room with inglenook fireplace, a dining room, a kitchen/breakfast room, a utility room, a cloakroom and a second kitchen on the ground floor.

A staircase leads to the first floor where there is a master bedroom with ensuite shower room, built-in wardrobes and a delightful fireplace, there are a further two double bedrooms sharing a Jack 'n' Jill bath and shower room. There is an additional double bedroom and bath and shower room which together with the games room and the second kitchen could be utilized to create a self-contained annexe.

The farmhouse sits well within the delightful manicured gardens and is approached via a sweeping gravel driveway which leads to an area of parking and a brick outbuilding and garden store. The gardens are laid to lawn interspersed with well stocked flower and shrub beds, mature hedging and a paved terrace. Within the garden there are two ponds and a vegetable garden. Adjoining the garden there is a paddock. The garden and the paddock total approximately 5.75 acres and enjoy river frontage.





Bethersden is a delightful Kentish village. The village has two pubs, the Bull at the western end of the village and The George at the centre. There is a Post Office/Shop and other shops. Also there are St. Margaret's church and the Union Chapel. Behind The George is the George Field, recently acquired by the village as an open landscaped recreational area. There is a Recreation Ground which provides a wide range of sport facilities such as tennis and basketball and also football. There is a children's play area and exercise equipment for all ages.

The village has excellent access to transport links, including the M20 motorway (approx. 15 minutes away), bus services to Ashford and Tenterden (with excellent shopping facilities), and Ashford International rail station, approx. 3 miles, which has high speed services to London (approx. 37 minutes) and the Continent with further rail services also available at Pluckley, only 4 miles away.

There are a number of excellent schools in the area including Grammars in Ashford, Homewood School, Friars, Dulwich Prep, Kings, St Edmunds, Sutton Valence, St Ronans, Marlborough House and Benenden.





TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 2398.2SQ.FT. (222.8SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.









