



‘Our Focus Determines Your Reality’

Bethersden Road Bethersden Kent TN26 3HE



DEMOLITION AND REPLACEMENT OPPORTUNITY

This is an opportunity to acquire a site with planning permission to demolish the existing house (1,195 sq. ft.) and replace with a stunning four bedroom farmhouse of approximately 2,500 sq.ft. set in approximately 8 acres, in a delightful rural location. Planning permission for a new driveway has also been approved.

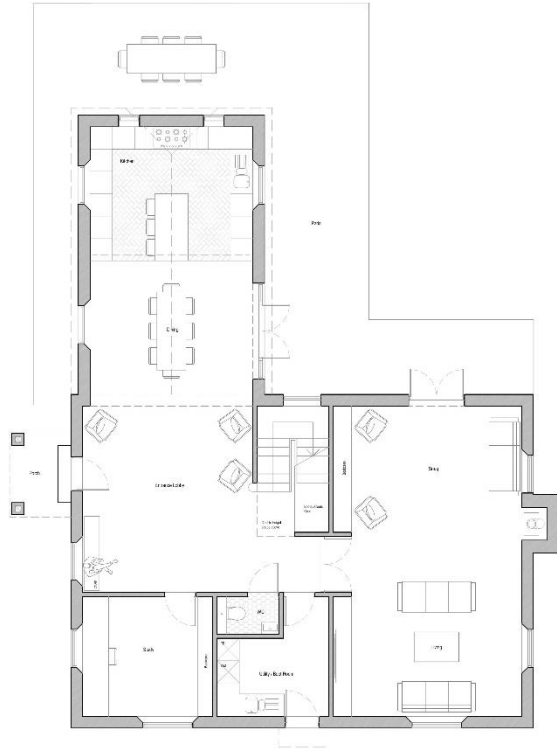
BETHERSDEN and SMARDEN

Bethersden has two pubs, a post office/shop and other shops and St. Margaret's church and the Union Chapel. Behind The George is the George Field, acquired by the village as a landscaped recreational area. A Recreation Ground provides a wide range of sport facilities such as tennis, basketball and football. There is a children's play area and exercise equipment for all ages. Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

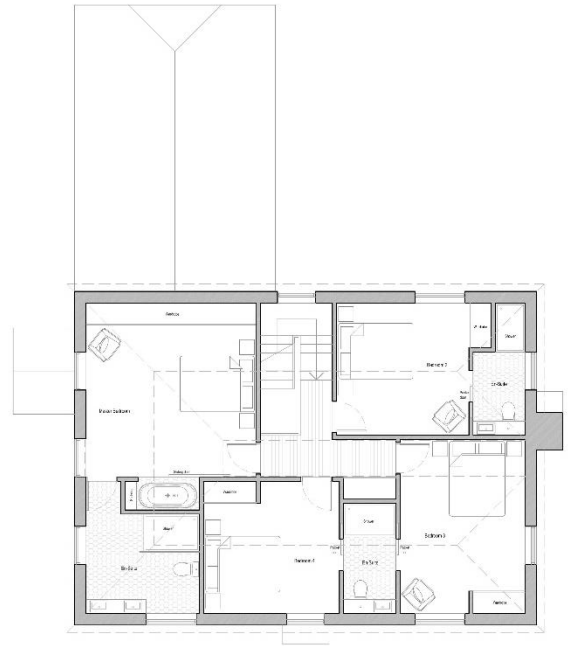
For more comprehensive shopping facilities there is a choice of Tenterden or Ashford, both a short drive.

SCHOOLS

As well as the village primary schools there are a number of excellent schools in the area catering for pupils of all ages and abilities.



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



CONNECTIONS

Ashford International station with the fast speed train into London and the Continent is a short drive. The M20 at Ashford provides access to the motorway.

SERVICES

Mains water and electricity. Private drainage.

Ashford Borough Council - Council Tax Band tbc

Planning reference: 19/01518/AS

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