



Tearnden House, Bethersden Road, Bethersden, Kent

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Tearnden House

Bethersden Road, Bethersden, Kent TN26 3HE

A handsome Grade II listed neo-Georgian house in a quintessential rural village setting, in need of modernisation.

Pluckley station 5.4 miles (London Cannon Street/Charing Cross from 72 minutes), Tenterden 5.6 miles, Headcorn station 5.7 miles (London Cannon Street/Charing Cross from 65 minutes), M20 (Junction 9) 8.3 miles, Ashford International station 8.4 miles (London St Pancras from 36 minutes), Canterbury 22.6 miles, Folkestone 23 miles, Central London 56 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/breakfast room | Utility | Larder
Cloakroom | Rear porch | Principal bedroom
with en suite shower room | 3 Further bedrooms
Family bathroom | Off-road parking | Exterior
WC | Garden | Planning consent for two-bay
car-port with parking area | EPC rating E

About 0.6 of an acre

The property

With its pleasing Georgian style symmetry, red-brick and tile-hung elevations, sash and bay windows, Tearnden House is a characterful country property dating back to 1881, surrounded by picturesque open countryside.

The house requires some modernisation and has been granted planning permission for a two-bay car-port, new vehicular access from Bethersden Road along with new services. Further details, including an information site plan, can be found on Ashford Borough Council's planning portal under reference PA/2022/3102. The property will be sold with a 0.6 acre plot.

Traditional terracotta tiling in the reception hall extends through to the kitchen/breakfast room, positioned at the rear of the home. With an Aga stove and a wood-burner, and fitted with farmhouse-style cabinetry, the kitchen offers ample space for informal dining. Ancillary areas comprise an adjoining utility room and large larder with storage. The rear porch, adjacent to the utility room, gives access to the side of the house

Two reception rooms sit either side of the central hall, both benefitting from front aspect bay windows. There is a fireplace focal point in the sitting room and a wood-burning stove in the formal dining room. The ground floor also provides a study with adjoining cloakroom.

The first floor rooms all enjoy the elevated outlook and far reaching vistas, with the accommodation comprising four bedrooms and a spacious family bathroom. The principal room features a decorative fireplace and has the benefit of an en suite shower room.

Outside

A length of hedging fronts the lane proving high levels of privacy. The immediate garden is enclosed with post and wire-mesh fencing, backed by hedges, and is laid to lawn with the westerly portion providing a more naturalistic setting with orchard trees. A paved terrace at the rear, with easy access from the kitchen/breakfast room, offers opportunities for outdoor dining and relaxation whilst enjoying the far reaching views over the surrounding fields.

The planning permission allows for a two-bay car-port and parking area via a new vehicular access, along with a pedestrian gate. Please note that the property's curtilage stretches beyond the current western fence/hedge line as shown in the site plan, a section of which is to remain agricultural land. There is a useful outside toilet to the rear of the house.









Location

The property is situated on the fringes of the picturesque village of Bethersden, with its good local amenities, primary school, church and pubs. The village itself and the surrounding countryside are designated as being within a Special Landscape Area. The opportunity to enjoy outdoor pursuits such as walking, cycling and riding can be found close by in the stunning Kent Downs and High Weald Areas of Outstanding Natural Beauty.

Road links in the area are excellent, with the A28 offering swift access to Canterbury and the M20 providing routes towards London and the south coast. Pluckley and Headcorn stations (offering services to London Cannon Street and Charing Cross), are close by and the house is approximately mid-way between Tenterden and Ashford, giving a range of excellent shops and a choice of schools. Ashford International benefits from the High Speed services to London (from 36 minutes to London St Pancras).

The area has good access to the Continent with the Port of Dover and the Eurotunnel Terminal at Cheriton being within easy reach.

General

Local Authority: Ashford Borough Council

Services: Mains electricity, shared drainage and water supply, oil-fired central heating (Planning permission allows for private drainage and mains water supply)

Council Tax: Band F

Tenure: Freehold

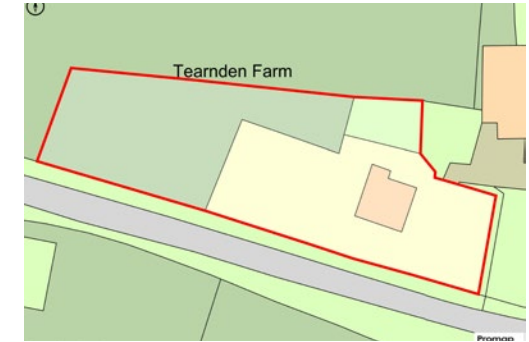
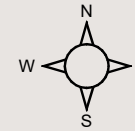
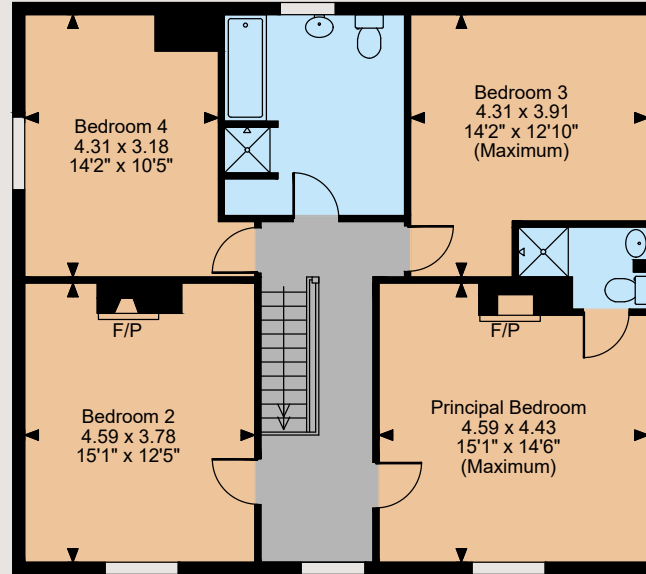
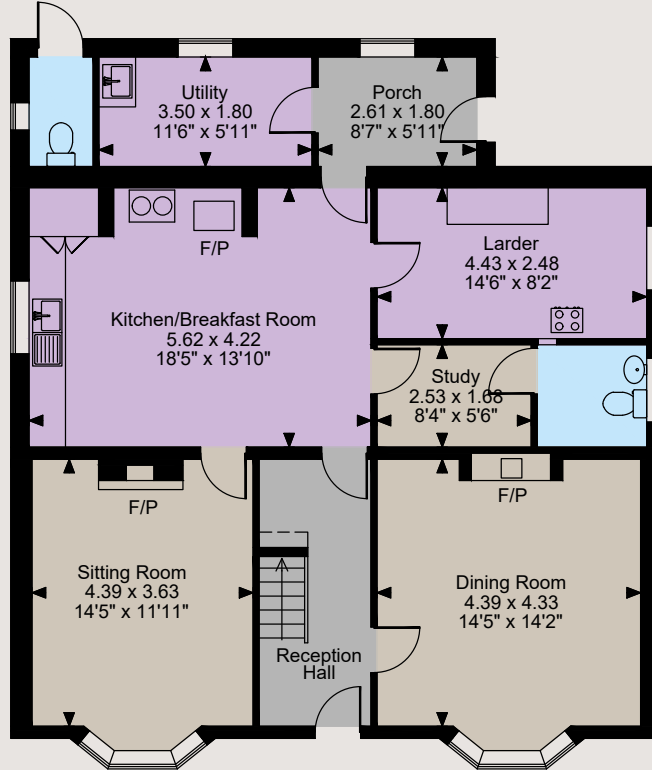
Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council and are advised to review the planning documents/site plan under planning reference PA/2022/3102

Guide Price: £695,000





Tearnden House Bethersden Road, Bethersden
 Total internal area 2,126 sq ft (198 sq m)
 For identification purposes only



Directions

From the M20 (Junction 9): Exit and join the A20. At the Drovers Roundabout continue straight on, joining the A28/Templers Way. At the Tank Roundabout, take the 3rd exit onto Chart Road. Continue on the A28 at the next roundabout and then take the 2nd exit to join the Great Chart Bypass, which links to Ashford Road. Take the right turn by The Bull Inn and follow the lane for approximately 1 mile. Take the right turn to join Bethersden Road where the property will be found on the right.

Canterbury

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