



A handsome converted barn in a convenient position

Ashford Road, Bethersden, Ashford, Kent, TN26 3LF

OIEO: £700,000 Freehold





- Entrance hall • Sitting room • Dining hall • Three bedrooms
- Two bathrooms • Cloakroom • Workshop • Greenhouse
- Double carport • Studio/Gym • Fabulous garden with pond

Local Information

Potten Barn is situated in a most convenient position, being on the rural fringe of Bethersden.

Tenterden provides an excellent range of local shopping and leisure facilities. Further shopping and other facilities can be found in Ashford and Tunbridge Wells.

A high speed train service runs from Ashford mainline station to London St Pancras in about 37 minutes. Fast and frequent trains run from Headcorn station to London Bridge, Waterloo East, Charing Cross and Cannon Street in just over an hour.

There is an excellent number of schools in the area in both the state and private sectors at primary and secondary levels.

The M25 can be accessed via the M20 at Junction 9 providing links to Gatwick and Heathrow airport and other motorway networks.

About this property

Potten Barn is a handsome detached barn which has very well presented accommodation arranged over two floors comprising a refitted kitchen/ breakfast room with painted "Shaker" style units, granite work surfaces and a matching island. Additional cupboards have been designed to conceal white goods with solid oak work surfaces, space for table and chairs and flagstone flooring.

The dining hall with exposed wooden floorboards, is located in the centre of the barn with a magnificent full height window to the front affording fine views over undulating countryside.

The sitting room is a lovely light triple aspect room with door to the terrace and feature inglenook-style open fireplace. A rear lobby and cloakroom complete this floor.

Upstairs, there is a delightful galleried landing which is currently used as a study area enjoying views to the front over adjoining countryside, three bedrooms, the main bedroom having an en suite shower room and a family bathroom.

Potten Barn is approached over a shared gravel driveway leading to a double open front cart shed style garage. The immaculate front garden is lawned with a number of topiary box plants. The rear gardens are an absolute delight being a "plants man's paradise" and having been landscaped to include a smart terrace offering "al fresco" dining, a wildlife pond with decked terrace and decked causeway spanning right across the water. A rustic pergola covered with roses and wisteria leads to a secondary area of garden with further seating areas, one covered with a rose clad arbour.



A kitchen garden includes a soft fruit cage and useful shed and to the side of the barn there is a utility area with herb border, greenhouse, workshop with power and light and a studio, currently used as a small gym, but would also make a great home office.

Tenure

Freehold

Local Authority

Ashford Borough Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office.

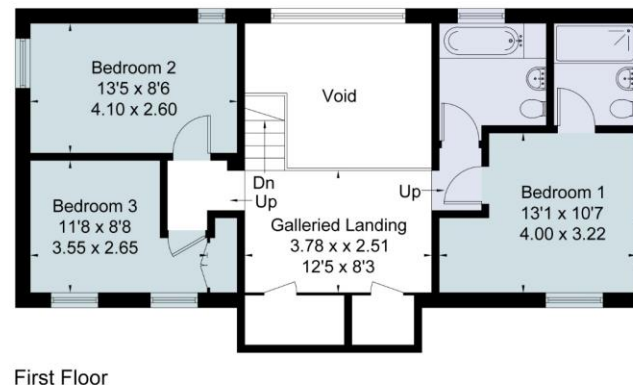
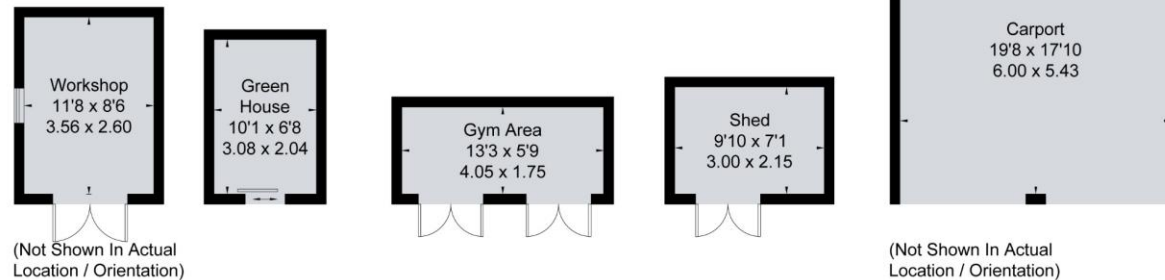
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Approximate Area = 130.1 sq m / 1400 sq ft (Excluding Void)
Outbuildings = 22.7 sq m / 244 sq ft (Excluding Shed / Carpot)
Total = 152.8 sq m / 1644 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England, Scotland & Wales	EU Directive 2002/91/EC	

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