



STONE GREEN

BETHERSDEN, KENT TN26 3ET

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*A small exclusive development of five luxury homes
on the outskirts of one of Kent's best villages*



Tenterden High Street



Stone Green is a small prestigious development of five, high quality five bedroom homes situated off a private shared drive 1.4 miles to the north west of the pretty village of Bethersden, voted No 1 of 50 Best Villages in the UK (south east) by The Times in 2021. With plenty to offer its active community, there is a traditional butcher's, a village shop with post office, primary school, cricket and tennis clubs, ancient church and several public houses.

Extensive shopping and leisure facilities can be found in Ashford (6.5 miles) which has been a market town since medieval times, with a wide selection of shops, superstores, Ashford Designer Outlet and the Stour Leisure centre. The popular historic town of Tenterden (8 miles) offers a good range of local shops along its pretty tree lined High Street. There are Waitrose and Tesco supermarkets, historic public houses, coffee shops and restaurants together with independent boutiques and shops.

About 20 miles to the south is the historic Cinque Port of Rye with its delightful cobbled streets, antique shops, art galleries and restaurants.

Sport and leisure is very well catered in the area, with sporting facilities nearby including London Beach Golf Club and Spa, Tenterden Golf Club, Chart Hills Golf Club at Biddenden and Littlestone Championship Links Course, Littlestone. There are wonderful walking and cycle trails through the beautiful Kent countryside and fishing at Tenterden Trout Waters. Chapel Down Vineyard incorporating the highly regarded Swan Restaurant and Biddenden Vineyards are both nearby. Whilst further afield there is a wide range of water sports at Camber Sands.

Communications: Rail links to London can be found at nearby Pluckley station (1.3 miles) or from Ashford International station (6.5 miles) where there is a high speed service to London St Pancras in 37 minutes. The M20 can be accessed via junctions 8 or 9 providing links to Gatwick and Heathrow airports, the channel tunnel, Dover and other motorway networks.

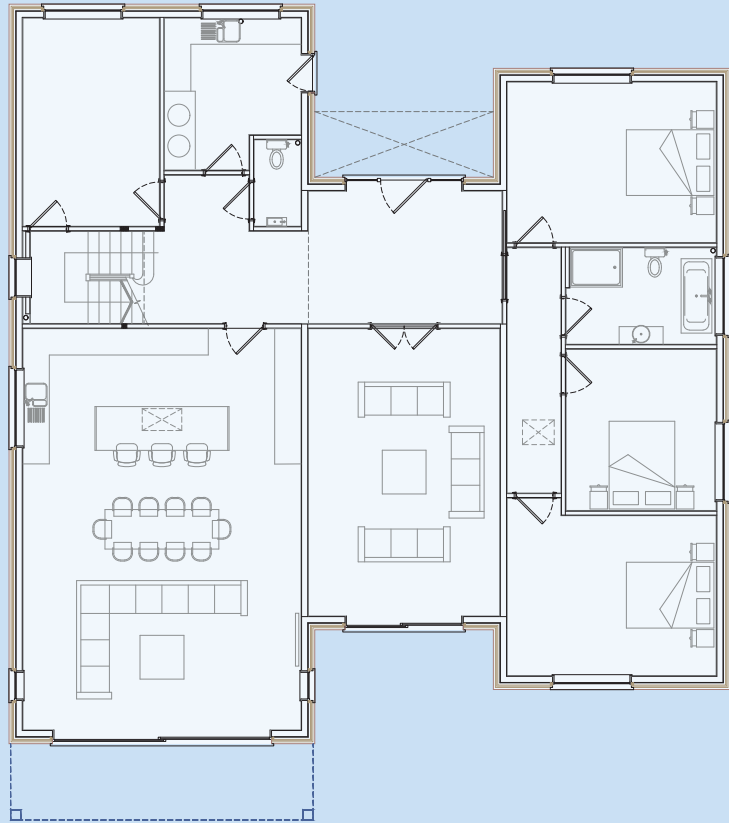
Education: There are a range of schools in the area in both the state and private sectors catering for children of all ages. These include Bethersden Primary School, Tenterden Infant and Junior School, St Michael's Primary School, Homewood School and Sixth Form Centre all at Tenterden, Dulwich Preparatory at Cranbrook, Benenden Girls School, St Ronans and Marlborough House at Hawkhurst and Sutton Valence Schools and Tonbridge School. Additionally there are boys' and girls' Grammar Schools in Ashford plus Ashford School, Ashford Friars Preparatory and The Kings School Canterbury.



FLOORPLANS

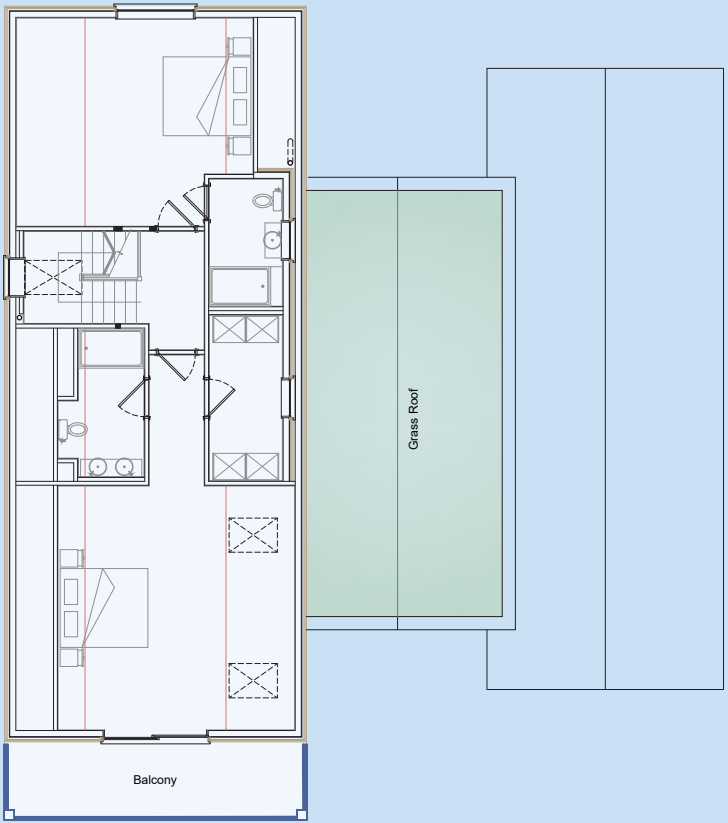
LARIX (PLOT 1) - GUIDE: £1,450,000 PROPOSED LAYOUT

Gross internal area (approx)	293.0 sq m	3154 sq ft
(excluding garage)	29.9 sq m	322 sq ft
Kitchen / Dining / Family room	9.12 x 6.26 m	29'11 x 20'6
Sitting room	6.06 x 4.47 m	19'10 x 14'8
Study	4.72 x 3.04 m	15'6 x 9'11
Utility room	3.43 x 3.07 m	11'2 x 10'0



Ground Floor

Bedroom 1	5.19 x 4.11 m	17'0 x 13'5
Bedroom 2	4.73 x 3.51 m	15'6 x 11'6
Bedroom 3	4.50 x 3.39 m	14'9 x 11'1
Bedroom 4	4.50 x 3.39 m	14'9 x 11'1
Bedroom 5	3.44 x 3.09 m	11'3 x 10'1



First Floor



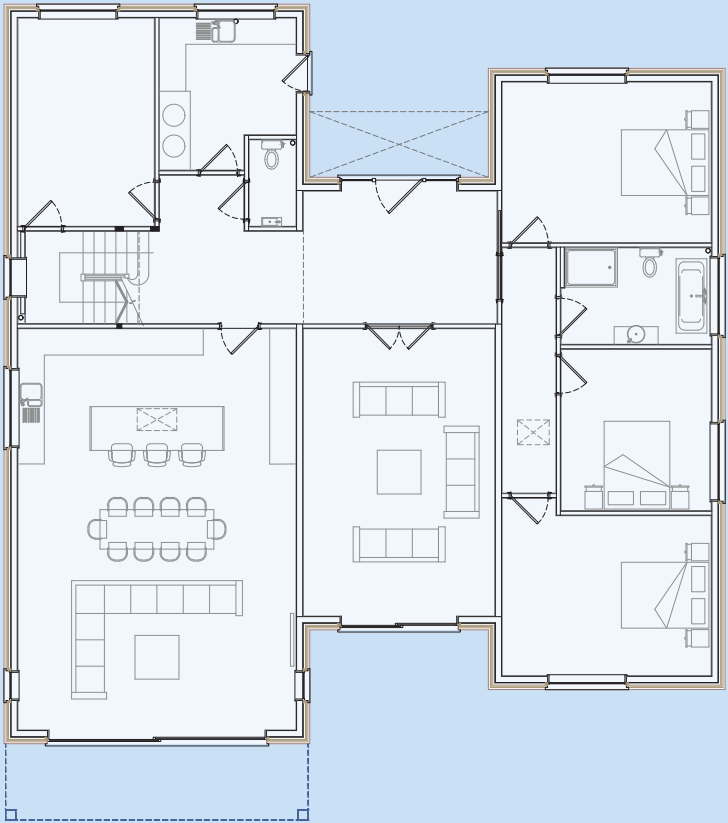


FLOORPLANS

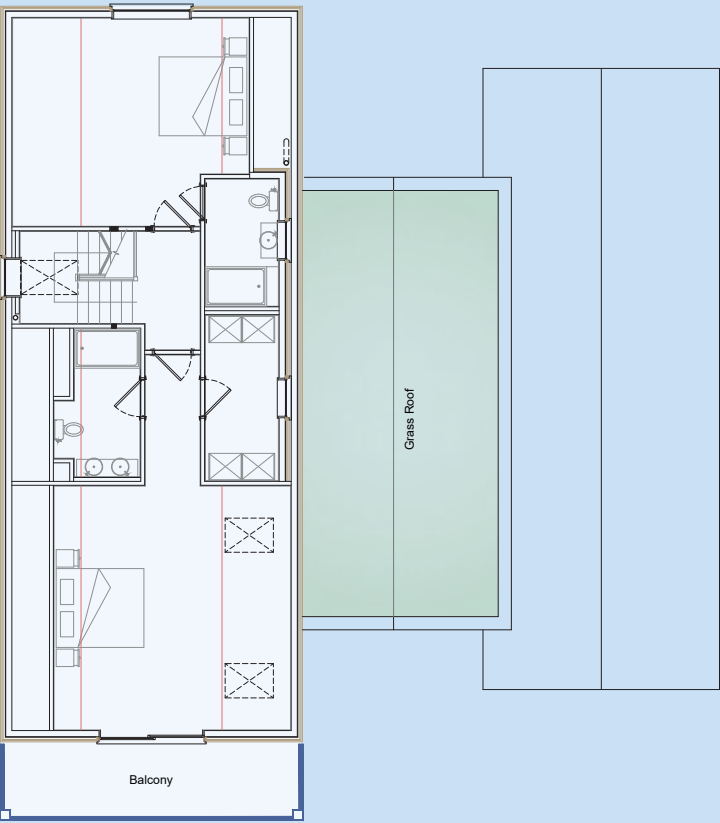
ALDER (PLOT 2) - GUIDE: £1,450,000 PROPOSED LAYOUT

Gross internal area (approx)	293.0 sq m	3154 sq ft
Kitchen / Dining / Family room	9.12 x 6.26 m	29'11 x 20'6
Sitting room	6.06 x 4.47 m	19'10 x 14'8
Study	4.72 x 3.04 m	15'6 x 9'11
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Ground Floor



First Floor





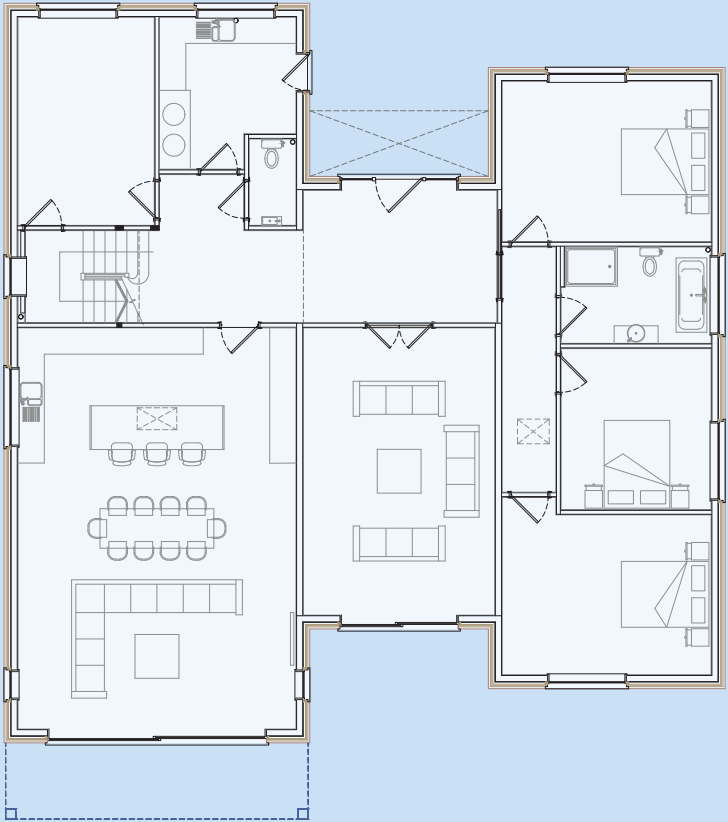
FLOORPLANS

HOLLY (PLOT 3) - GUIDE: £1,450,000

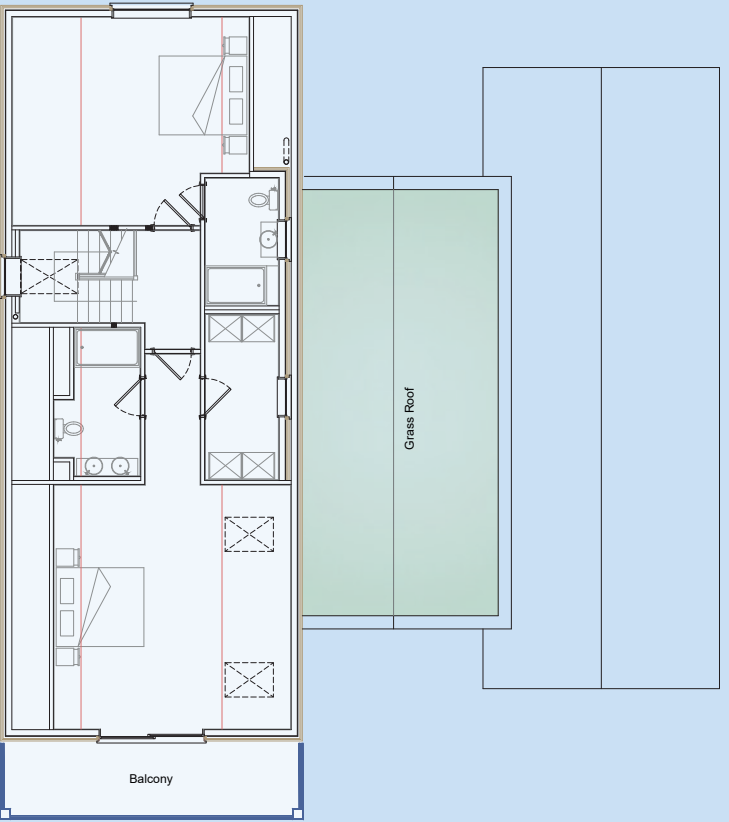
PROPOSED LAYOUT

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Ground Floor



First Floor

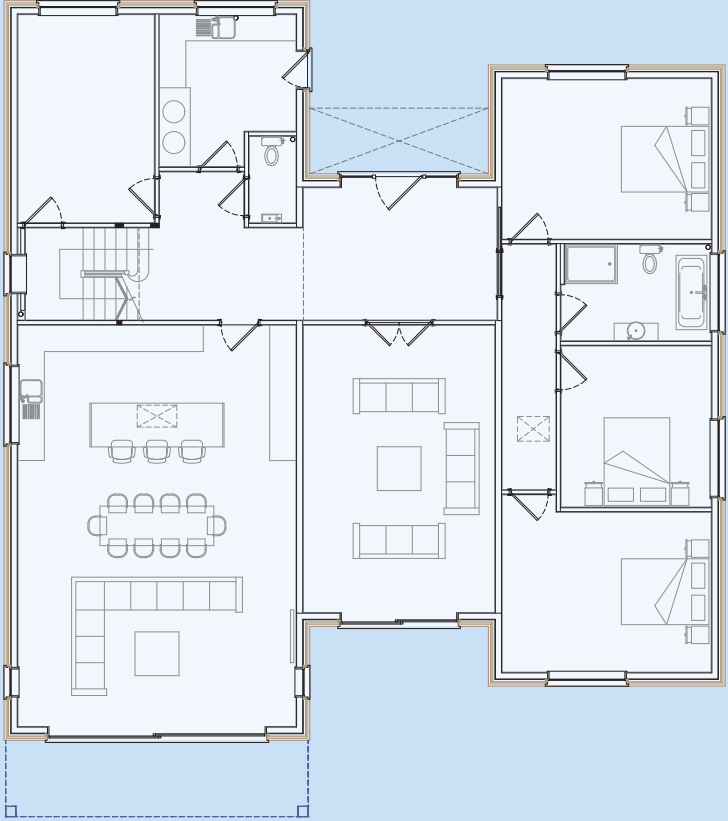




FLOORPLANS

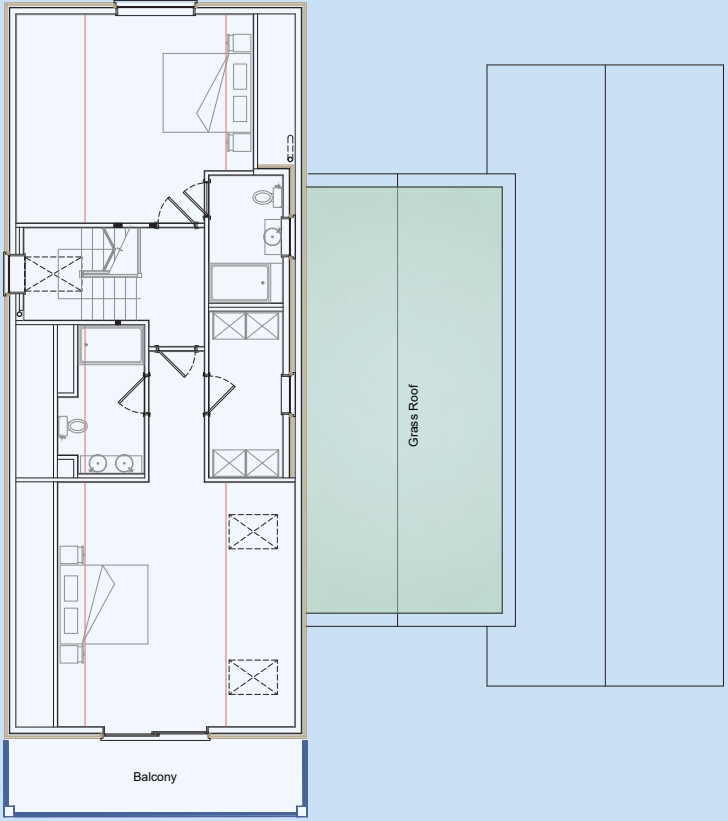
ASPEN (PLOT 4) - GUIDE: £1,450,000 PROPOSED LAYOUT

Gross internal area (approx)	293.0 sq m	3154 sq ft
(excluding garage)	29.9 sq m	322 sq ft
Kitchen / Dining / Family room	9.14 x 6.36 m	29'11 x 20'10
Sitting room	6.04 x 5.65 m	19'9 x 18'6
Study	4.69 x 3.14 m	15'4 x 10'3
Utility room	3.43 x 3.07 m	11'2 x 10'0



Ground Floor

Bedroom 1	5.25 x 4.07 m	17'2 x 13'4
Bedroom 2	4.69 x 4.07 m	15'4 x 13'4
Bedroom 3	4.63 x 3.38 m	15'2 x 11'0
Bedroom 4	4.63 x 3.38 m	15'2 x 11'0
Bedroom 5	3.41 x 3.19 m	11'2 x 10'5



First Floor



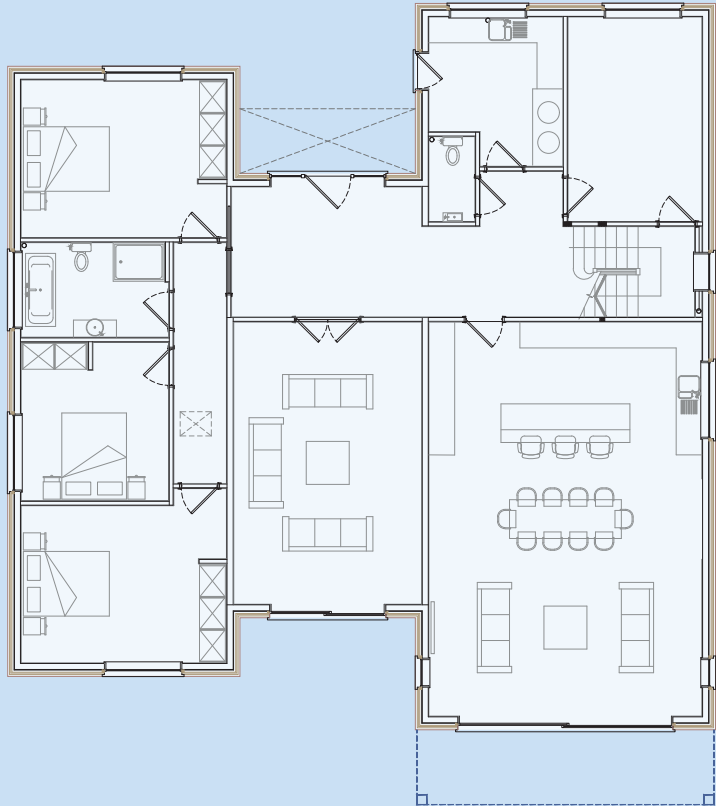


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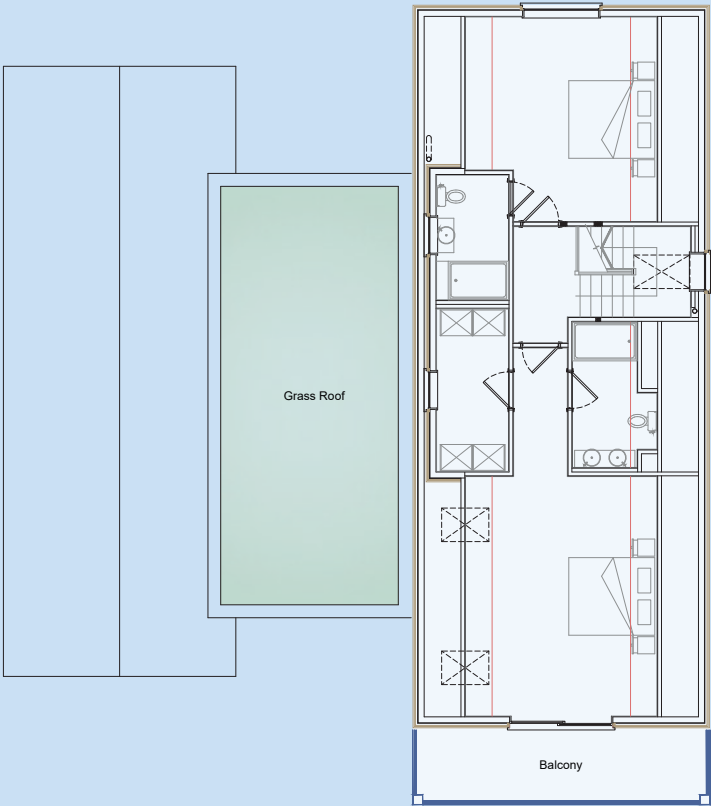
QUERCUS (PLOT 5) - GUIDE: £1,450,000 PROPOSED LAYOUT

Gross internal area (approx)	293.0 sq m	3154 sq ft
(excluding garage)	29.9 sq m	322 sq ft
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Sitting room	6.04 x 5.65 m	19'9 x 18'6
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Bedroom 1	5.25 x 4.07 m	17'2 x 13'4
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Ground Floor



First Floor



SPECIFICATION ♦ STONE GREEN ♦ BETHERSDEN

KITCHENS

- ♦ Fully fitted kitchen and utility
- ♦ Quartz worktop with Island
- ♦ Range of fully integrated Neff appliances
- ♦ Wine fridge
- ♦ Quooker hot-tap
- ♦ Utility to match

BATHROOMS

- ♦ Modern bathrooms complemented by digital bath & showers for perfect temperature control and individual preferences
- ♦ Chrome heated towel rails

INTERNALS

- ♦ Limestone floor (may change) to modern large tiles
- ♦ Panelling to Lounge
- ♦ Staircases with oak handrails and balusters

HEATING & ELECTRICS

- ♦ Under Floor Heating to Ground floor
- ♦ BT and TV/FM points fitted in the Kitchen,
- ♦ Dining Room, Living Room and all Bedrooms
- ♦ LPG Gas central heating and boiler
- ♦ 10 photovoltaic panels generating electricity
- ♦ MIXErgy smart hot water cylinder
- ♦ Additional 300L accumulator to maintain good pressure to all showers
- ♦ Power and lighting to garages
- ♦ High speed Fibre internet

EXTERNALS

- ♦ Gated entrance
- ♦ Stone paving and patios
- ♦ Landscaped grounds and gardens
- ♦ West or South facing balcony to main first floor bedroom
- ♦ Green / sedum grass roof
- ♦ Electrical car charging point

DIRECTIONS

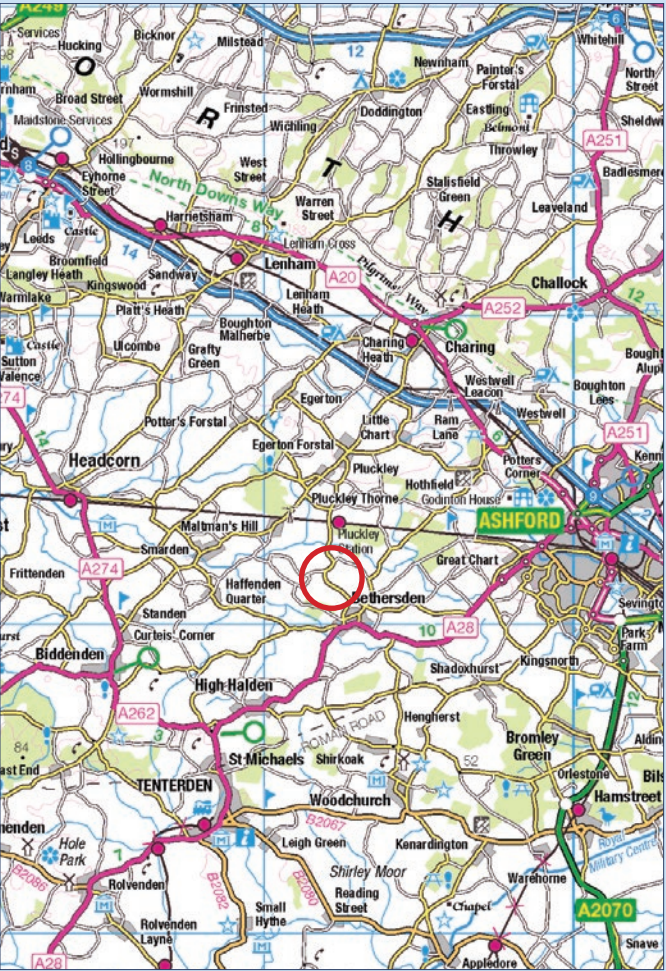
From the centre of Bethersden heading along the A28 Ashford Road turn left into School Road continue for 0.5 of a mile and turn left into Mill Road signposted to Pluckley. At the crossroads turn left into Pluckley Road and the entrance to the Stone Green development will be found after 1.1 miles.

OUTGOINGS

Ashford Borough Council - Tax Bands TBC

SERVICES

LPG gas fired central heating. Mains electricity, water and drainage.





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