

Warner Gray



2 Tuesnoad House,
Bethersden, Kent TN26 3EH

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Guide Price £695,000 - NO CHAIN

2 Tuesnod House is a spacious four-bedroom detached family home enjoying a highly sought-after location along a rural country lane on the outskirts of this popular village. Internally the property is ideal for modern day living and entertaining including a large 22' sitting room with woodburning stove and glazed doors which open out to the rear terrace and garden.

On the first floor is a large family bathroom and the light and bright bedrooms take advantage of the rural views to both the front and rear.

The property also benefits from a gated large entrance drive providing ample parking leading to the attached double garage ideal for motor enthusiasts also providing some workshop space and storage on the first floor and to the rear— this could also offer potential for conversion, subject to the necessary planning permission. There is additional hardstanding / parking to the side of the house if required. The gardens are mostly lawned and feature a spacious terrace, summerhouse, and garden shed. For those who love growing their own produce, there's a large vegetable / kitchen garden—ideal for anyone who enjoys the outdoor lifestyle!

Tuesnod is situated along a lane on the rural fringes of Bethersden being a lively rural village with a close-knit community, featuring tennis and cricket clubs, a village hall with various activities, and the medieval Church of St. Margaret. The village also offers a shop/post office, primary school, award-winning butcher, and local pubs/restaurants serving traditional fayre. There are also many rural walks to be found nearby and through the surrounding countryside.

- Attractive detached four bedroom family home
- Highly desirable setting along a rural country lane
- Ample parking and attached double garage with lots of storage
- Good size front and rear lawn, terrace, kitchen / vegetable garden
- Lovely views from the garden which backs onto pastureland
- Both Bethersden and Smarden villages are within easy reach
- Many rural walks in the surrounding area – ideal for nature lovers
- For commuters, Pluckley & Ashford international station with easy driving distance

SITUATION: This lovely property is situated along a quiet country lane on the edge of the picturesque village of Bethersden, where amenities include a public house, butchers, Parish church, primary school, village hall, cricket club and recreation ground with tennis club. Nearby Tenterden, with its beautiful tree lined avenue, is well known for its abundance of independent shops, cafes and restaurants. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. For education, there are a wide range of excellent schools in the area including a primary school in the village. It is also within the catchment for the Ashford Grammars. There are rail services from Pluckley (about 2.2 miles), Headcorn (6.5 miles) and Ashford (about 8 miles) which offers the high speed service to St Pancras (journey time 37 minutes).

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13 EAST CROSS, TENTERDEN TN30 6AD Tel. 01580 766044



Viewing by appointment through WarnerGray 01580 766044

The accommodation comprises the following with approximate dimensions :

The entrance to the home is through an **ENTRANCE PORCH** with space for shoes and coats with a front door opening into the welcoming **HALLWAY** with stairs to the first floor.

From the hallway, a door leads to the light, spacious triple aspect **SITTING ROOM** 22'10 x 11'10 with windows to the front and side gardens and glazed sliding doors opening into the rear terrace and garden. A cosy log burner offers a lovely focal point, perfect for warming up on chilly evenings.

The **DINING ROOM** 12'3 x 10'8 is a versatile room which has a large window overlooking the front drive and garden.

From the hall, a door opens to the **KITCHEN** 14'8 x 10'7, fitted with a range of worksurfaces with drawers and cupboards under and matching range of wall and display cupboards. A breakfast bar offers a spot for informal dining as well as extra worktop space. Integrated appliances including electric double oven and hob with extractor, dishwasher and fridge / freezer. Sink unit with drainer and mixer tap. Deep understairs storage cupboard. Window overlooking the rear garden. Door to

UTILITY ROOM Offering a useful space for boots / coats etc. Sink unit with drainer and mixer tap with space for washing machine. Access to the side drive and garden. Door to

CLOAKROOM with low level .w.c and wash hand basin.

FIRST FLOOR LANDING A good size landing with hatch to useful loft storage. Airing cupboard. Window offering rural views to the front. Doors to

BEDROOM 1 14'1 x 11'11. Window to the rear garden offering rural views to the fields beyond. Good range of fitted wardrobes to one wall.

BEDROOM 2 10'9 x 10'8. Window to the front.

BEDROOM 3 11'11 x 8'5. Window to the front.

BEDROOM 4 11'10 x 7'1. Window to the rear garden and fields beyond.

BATHROOM A spacious bathroom providing a relaxing space to unwind at the end of the day, fitted with a modern white suite comprising bath with central hand-held shower attachment. Low level w.c. Wash hand basin in vanity unit. Corner shower cubicle. Window overlooking the rear garden and farmland beyond.

OUTSIDE Gates open onto a extensive driveway offering off road parking for several vehicles and leading to the attached **DOUBLE GARAGE** approx. 24'5 x 22' with two doors to the front opening to one large space which also could also provide worktop area and storage. Internal steps lead up the first floor with further storage space. Personal door to the side. To the rear of the garage further undercover area – which could be utilised in a number of different ways, subject to any necessary planning consent.

There are also double gates to the side of the house which open to further hard-standing if required.

To the front, the attractive garden is mainly laid to lawn being well maintained and featuring a number established flowering plants and shrubs. To the rear the terrace offers an ideal area for entertaining and al fresco dining in the summer months whilst enjoying the outlook over the garden and fields beyond. A delightful **summer house** is another place to retreat and relax on warm days. To the other side of the property there is garden shed and **enclosed vegetable / kitchen garden** with timber raised beds – ideal for gardening enthusiasts.

SERVICES Mains water and electricity. Private drainage. Oil central heating.

Local Authority : Ashford Borough Council. EPC Rating D.

Location Finder : what3words: ///trap.adopters.realm



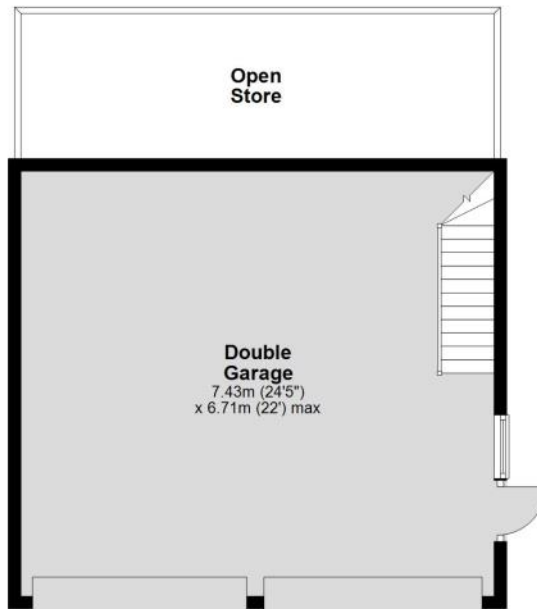
Garage First Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



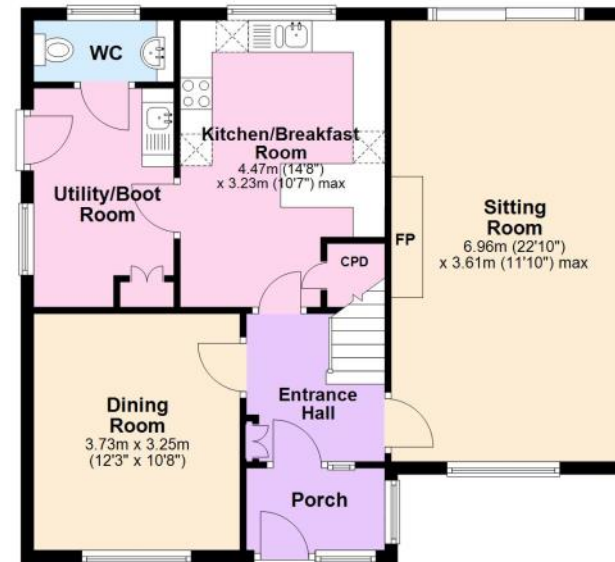
Garaging

Approx. 49.9 sq. metres (536.9 sq. feet)



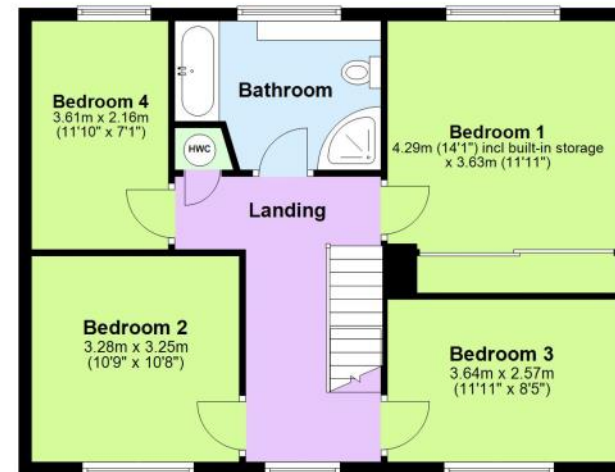
Ground Floor

Approx. 71.8 sq. metres (772.4 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.1 sq. feet)



Total area: approx. 235.9 sq. metres (2539.4 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the measurements are approximate.



