



**Stanley House,
Ashford Road, Bethersden, Kent TN26 3BB**

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Guide Price £950,000

This stunning four bedroom Grade II listed property is beautifully presented with a contemporary twist preserving its original charm and character including delightful fireplaces, brick walls, curved beams, exposed timbers and latch doors.

Set in approximately half an acre of well-stocked gardens with lovely far reaching rural views to the rear, it is ideally located with easy access to Bethersden village and the larger towns of both Tenterden and Ashford.

In recent years, this handsome property has undergone incredibly sympathetic refurbishment by the current owner to exacting standards, this love, care and attention has resulted in a very impressive family home, where there is a wonderful blend of modern living and period charm. Whilst the wealth of period features will satisfy the most ardent traditionalist, the bespoke contemporary kitchen, modern high-end bathrooms and stylish accommodation throughout will pander to more modernist tastes.

In addition this property boasts attractive, well stocked gardens which are totally in keeping with the feel of the property, an electronic gate to the front opens to the driveway provides parking and leading to the cart-barn style double garage.

Stanley House will only be fully appreciated when viewed and offers someone the chance to purchase a very special property, both inside and out.

- Stunning Grade II listed with four bedrooms, blending charm and contemporary fittings.
- Beautiful period detail with brick walls, curved beams, exposed timbers, and latch doors.
- Sympathetically refurbished by the current owner to high standards.
- Bespoke contemporary kitchen designed to a high specification.
- Views from the bedrooms over garden to the rear and countryside beyond.
- High-end, stylish bathrooms that combine modern design with period features.
- Set in circa ½ an acre of well-stocked gardens, hot tub and wildlife pond
- Driveway parking and substantial detached double cart-style garaging
- Easy access to Bethersden village and nearby towns of Tenterden and Ashford.
- For commuters, there is the mainline station at Ashford International

SITUATION: Stanely House is set just off the A28 Ashford Road and is in conveniently in reach of the village with a close-knit community offering a shop/post office, primary school, well-known butcher, pubs/restaurants serving traditional fayre, tennis and cricket clubs, a village hall with various activities, and the medieval Church of St. Margaret. Nearby Tenterden, with its beautiful tree lined high street is well known for its abundance of shops, cafes and restaurants. There are a wide range of excellent schools, and it is also within the catchment for the Ashford Grammars. There are also miles of rural walks to be explored in the surrounding countryside.

13 East Cross, Tenterden, Kent TN30 6AD 01580 766044



The accommodation comprises following with approximate dimensions : The original front door opens to the charming **SITTING ROOM** 20'1 x 16'7, with a wealth of beams and timbers including a feature curved beam and having a magnificent inglenook fireplace fitted with a woodburning stove, brick surrounds and bressummer beam, perfect for cosy family evenings especially in the colder months. This room is also versatile enough to accommodate a study / snug area to one end with French doors to the terrace and garden providing an ideal place to sit and relax. Doors to a large storage cupboards and further door with stairs to the first floor.

DINING ROOM 16'9 x 13'2 into recess, located between the kitchen and sitting room this room is full of character, featuring a stunning exposed brick chimney breast. It's perfect for formal dining and hosting gatherings.. French doors open onto the terrace and garden.

KITCHEN 14'11 x 12' max, this beautifully appointed kitchen has a range of base cupboards and drawers with Quartz work-tops above with concealed lighting with attractive complimentary tiling and cooks will particularly love the corner larder cupboard providing ample room for provisions. Butler sink unit with drainer and mixer top including a hot tap to negate the need for a kettle. Range style cooker with hob (LPG) with

extractor and double oven and distressed glass splashback. Integrated dishwasher and fridge freezer. There is a handy breakfast bar and windows to the rear garden and side.

The adjacent **UTILITY ROOM** takes care of coats and boots with space for laundry including a sink unit, washing machine, separate tumble dryer and storage cupboard. Rear entrance stable door.

A convenient **CLOAKROOM** off comprising a modern suite low level w.c. and corner wash basin.

FIRST FLOOR LANDING With a wealth of timbers, doors to to : **BEDROOM 1** 16'10 x 9'7, with beams and timbers and window to the front. Door to **EN-SUITE SHOWER ROOM** with stylish décor comprising a luxurious white suite with shower cubicle, wash hand basin and low level w.c.

BEDROOM 2 11'7 x 10'11 max, window to the front and benefitting from a large walk in wardrobe / cupboard.

BEDROOM 3 16'10 x 8'7, double aspect room with window to the front and rear with a wonderful view to the garden and beyond.

BEDROOM 4 12'8 x 8'10, currently as a dressing room with fitted units, window to the rear over the garden and countryside .

FAMILY BATHROOM A generous traditional style modern family bathroom comprising: free standing rolltop bath with hand held shower attachment; wash basin on wooden stand; WC and heated towel rail/radiator.

OUTSIDE : An electric gate opens to the drive providing off road parking in front of the cart-barn style **Detached Double** Garage 17'2 x 9' and 17'2 x 8'7, which has power and light connected and storage above via a ladder.

The property is surrounded on three sides by lovely mature gardens fencing and hedging with a rich variety of flowering plants and shrubs completely in keeping with the character of the property along with a pond – home to the local wildlife. A terrace at the back of the house makes an ideal setting for alfresco dining along with further areas to sit and simply enjoy the sun, there is even a well-placed jacuzzi hot tub to relax and take in the sunsets and the view over fields to the rear.

SERVICES: Mains water and electricity. OIL fired central heating. **Local Authority :** Ashford Borough Council. **Locationfinder** what3words ///spike.hotspots.patrolled

Viewing by appointment through WarnerGray 01580 766044



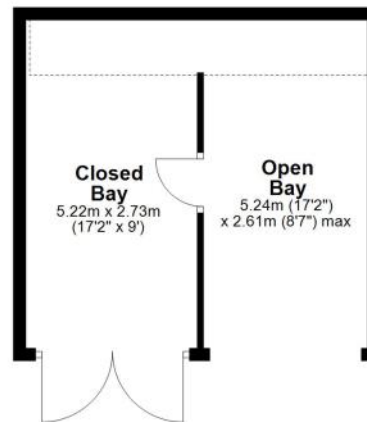


Ground Floor
Approx. 75.8 sq. metres (816.4 sq. feet)



First Floor
Approx. 73.0 sq. metres (785.4 sq. feet)

Cart Barn
Approx. 28.5 sq. metres (307.0 sq. feet)



Total area: approx. 177.3 sq. metres (1908.8 sq. feet)

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