



**The Barn,
Brissenden Court, Bethersden, Kent TN26 3BE**

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Guide Price £700,000 - £735,000

The Barn offers a rare opportunity to acquire an individual 3 bedroom / 3 bathroom detached family home on a large plot with garaging, an outbuilding and planning permission in place for a two storey extension.

Located in a tucked away, elevated position with stunning views over glorious open countryside, this lovely property offers an exciting chance to purchase a detached 3 double bedroom family home with large south facing plot extending to circa one acre (unmeasured), which has planning and foundations in place or a substantial two-storey side extension, all within easy reach of the village of Bethersden and the market town of Ashford.

It is not hard to comprehend why the current owners were attracted to this very special location. Not only are the views simply mesmerising, but the property has masses of potential and not only offers someone the opportunity to put their stamp on this special home, but also offers the chance to live a more tranquil existence, while still being within easy reach of good shopping, leisure, educational and transport facilities.

This property also boasts extensive parking, a two-bay cart lodge style garage with attached secure garden store, an EV vehicle charging point, large timber summerhouse and separate outbuilding, offering further potential. Viewing is highly recommended to appreciate everything this unique property has to offer. NO ONWARD CHAIN.

- Converted 3 bedroom /3 bathroom barn with masses of potential
- Planning permission in place for two storey side extension
- The proposed extension has started but is yet to be finished
- Elevated position with stunning far reaching countryside views
- South facing plot / gardens extending to circa one acre (tbc)
- Tucked away location with extensive parking & Garaging
- Outbuilding offering flexible use / Commercial potential (stp)
- Rural location close to good local amenities / transport systems
- Wide choice of good local schools including Ashford Grammars
- High Speed Rail Link from Ashford International (5.7 miles)



SITUATION The Barn is situated in a lovely rural location on the fringes of the picturesque, vibrant village of Bethersden. The village centre, which is just over a mile away, has two public houses, a specialist butcher's, Parish church, primary school, village hall, cricket club and recreation ground and thriving tennis club. More comprehensive facilities can be found in the nearby towns of Ashford and Tenterden, which are just over 5 and 7 miles away in opposite directions. The area is well served for transport links and Ashford International has the high-speed rail service to London St Pancras (about 37 minutes). A wide choice of good local schools in both the state and private sector can be found nearby, including the well regarded Highworth and Norton Knatchbull Grammar Schools and Ashford Independent School.

ACCOMMODATION This deceptively spacious house benefits from well-proportioned rooms, the majority of which have copious amounts of glazing, designed to maximise the views of the south facing garden and stunning countryside beyond. As such, sunny days are glorious here, with the doors thrown open to make the most of the idyllic surroundings.

As it stands, the 3 double bedroom / 3 bathroom house, which has undergone considerable improvement by the current owners, would suit any number of different buyers, but for those who like a project, there is much to get excited about here as the footings and walls are already in place for the proposed two-storey extension.

PROPOSED EXTENSION The new proposed extension would sit to the side of the existing dwelling and on the ground floor, would consist of a large lounge which would be open to the current kitchen / dining room and an additional ground floor bedroom.

To the first floor, there would be a good size principal bedroom with Velux Cabrio balcony, en-suite shower room and walk-in wardrobe. The new extension has been designed to take full advantage of the beautiful Wealden countryside in which it sits, with large modern glass elements making the most of the views and natural light on offer.

Planning permission was granted by Ashford Borough Council under reference 21/00606/AS. Full details can be found at www.ashford.gov.uk.

OUTSIDE As you approach the house, you are not only struck by the position which offers both privacy and solitude, but by the stunning uninterrupted views across the beautiful countryside beyond, which quite simply take your breath away. The large south facing gardens provide a haven for children, pets, gardeners and nature lovers alike.

The property also benefits from extensive parking, a two-bay cart lodge style garage with attached secure store for bikes, ride on mower and other equipment, and a large timber summerhouse. There is also a useful attached brick outbuilding which has been used as a gym but could be used in a variety of different ways. Please note that the garage attached to the back of this building is owned by the neighbouring property.

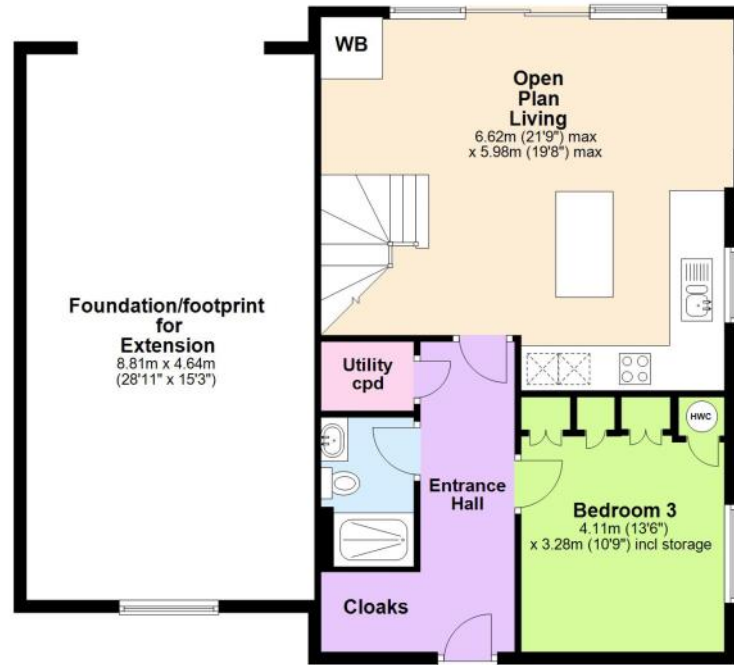
TENURE / POSSESSION The property is for sale freehold with vacant possession available on completion. No chain.

SERVICES Mains water and electricity. Wood burner in open plan living area. Eco-features include solar panels, smart water system, extensive insulation throughout and EV car charging point. Private drainage. EPC: C. Local Authority: Ashford Borough Council. Council Tax Band: E. LOCATION FINDER

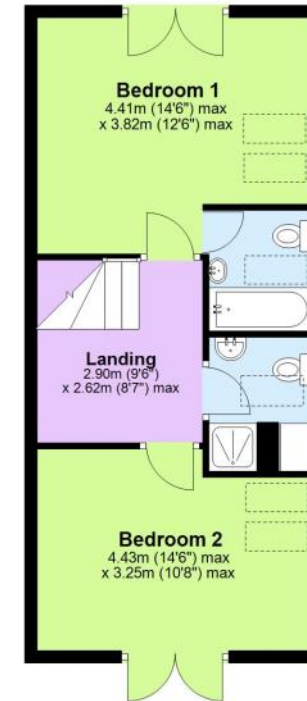
what3words: [///monopoly.regulator.response](https://www.what3words.com/monopoly.regulator.response) **AGENTS NOTE** We understand there are 70 years remaining on a lease regarding the private drainage which is shared with next door.



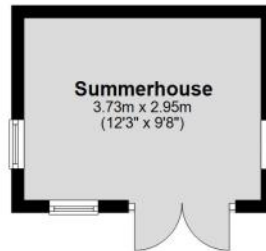
Ground Floor
Approx. 66.8 sq. metres (718.9 sq. feet)



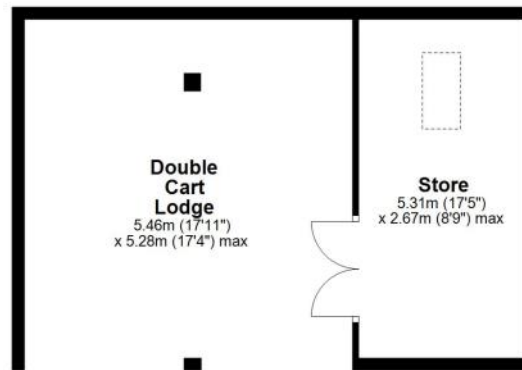
First Floor
Approx. 44.3 sq. metres (476.9 sq. feet)



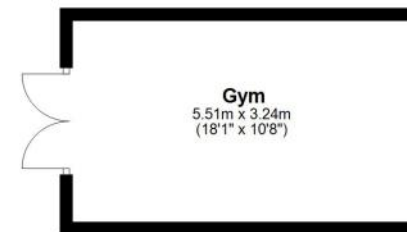
Summerhouse
Approx. 11.2 sq. metres (120.8 sq. feet)



Cart Lodge Garage & Store
Approx. 44.0 sq. metres (473.2 sq. feet)



Outbuilding
Approx. 17.9 sq. metres (192.8 sq. feet)



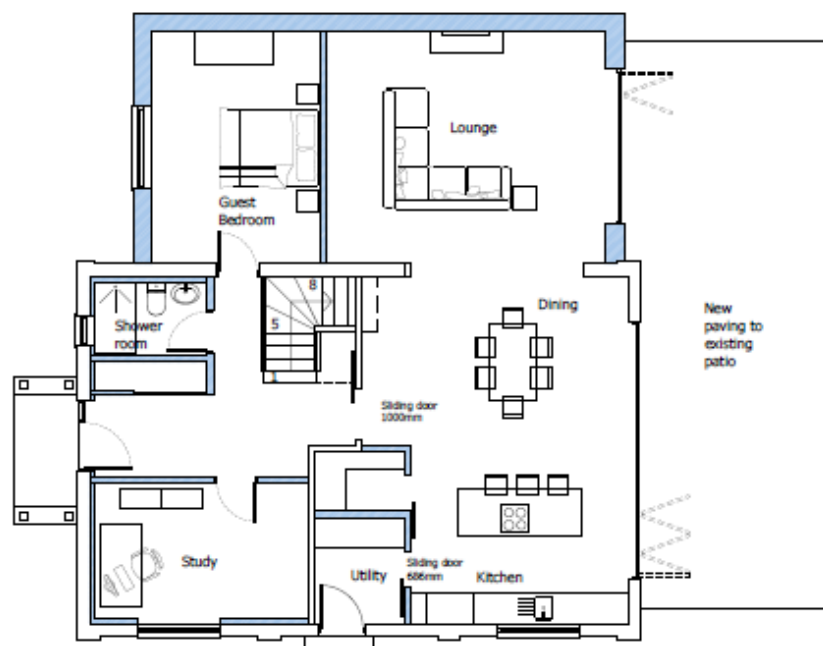
Total area: approx.
184.2 sq. metres (1982.7 sq. feet)

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 property has all the necessary planning, building regulations or other consents regarding alterations.

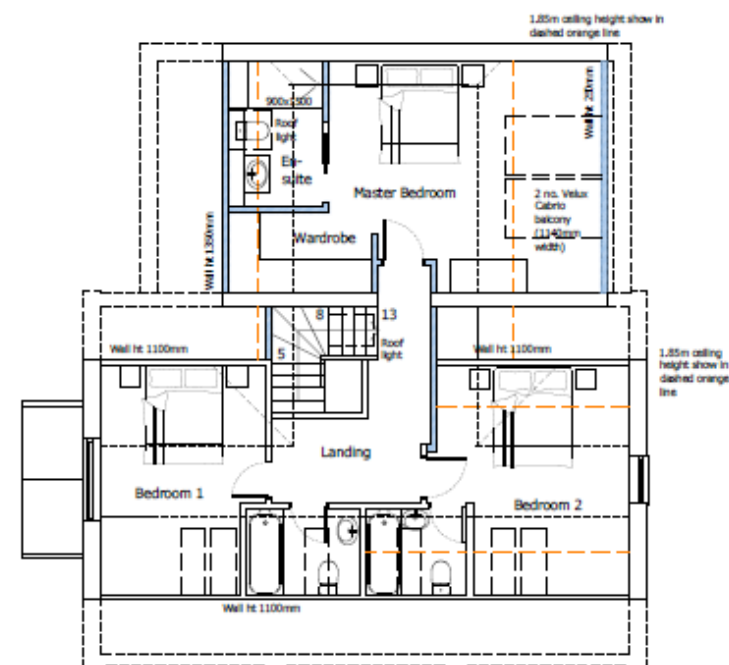
NOTES

- Do not scale drawings.
- All dimensions are to be checked on site, including levels and sewer inverts prior to commencement of work and any discrepancies reported to the designer.
- All dimensions are in millimetres and are structural unless indicated otherwise.
- All work shall be carried out in accordance with the current edition of the Building Regulations and other relevant statutory requirements.
- All materials and workmanship shall conform with the relevant British Standard specifications and codes of practice.
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Rev Date Note
A 29.03.2021 Planning Issue



Proposed Ground Floor Plan



Proposed First Floor Plan

Note: Scaling from this drawing is permitted for planning purposes.

PROJECT	Proposed Extension for Mr & Mrs Eade The Barn, Bethersden Road, Ashford TN26 3BE	DRAWING NUMBER & REV	P204-PL03 Rev A
DRAWING	Proposed Floor Plans Scale 1:100 @ A3	DATE	Feb 2021





