

Warner Gray



3 St Margarets Place, Bethersden, Kent TN26 3EB

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Price Guide : £845,000

An exceptional, modern, five bedroom home with attractive garden, double garage, and generous off-road parking, all just a few minutes walk from the heart of the picturesque village of Bethersden.

Built only five years ago as part of an exclusive development of stylish homes, this impressive detached house perfectly blends contemporary comfort with traditional Kentish charm. Light-filled, well-proportioned interiors and high quality finishes cater effortlessly to modern living, while the classic exterior and thoughtfully landscaped gardens create an immediate sense of character and warmth.

Designed to enhance both space and natural light, the layout flows seamlessly between the extensive living areas, providing an ideal setting for relaxed family life and effortless entertaining. In total, this home offers circa 2,400 square feet of versatile accommodation, including the double garage.

Outside, the surprisingly large garden features a harmonious mix of patio, lawn, borders, and ornamental trees, with a choice of inviting spots to sit and unwind. A detached double garage and ample private parking further elevate this home's appeal. Equidistant between Ashford and Tenterden, both approximately six miles away and offering a wide range of amenities, this location continues to be highly sought after.

- Substantial detached 5 bedroom / 3 bathroom home
- Built 5 years ago to a high spec / Warranty in place
- Beautifully presented accommodation throughout
- Accommodation extending to circa 2,400 sq ft in total
- Surprisingly large south west facing rear garden
- Double Garage / Plentiful off-street parking
- Short walk to centre of village and all local amenities
- Towns of Tenterden & Ashford 6 miles distant
- Wide choice of good local schools including Grammars
- High Speed Rail Link from Ashford International

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Set within a prestigious development and positioned on a large plot, this distinctive family home offers an exceptional blend of style, comfort, and practicality.

Beautifully presented throughout, the house has been thoughtfully designed to support the ebb and flow of busy family life. Generous room sizes ensure that everyone has their own space to retreat to, while a stunning open-plan living area brings the household together for relaxed gatherings, everyday meals and celebrations. It is a home that feels both elegant and wonderfully easy to live in.

GROUND FLOOR

The front door opens into a warm and welcoming hallway, offering an inviting introduction to this home.

Glazed double doors lead through to the showpiece of the property: a magnificent, light-filled open-plan kitchen, dining, and family room. This impressive space blends contemporary styling with homely charm, centred around a beautifully crafted shaker-style kitchen and generous breakfast island. There is ample room for a large dining table, comfortable seating, and even a hobby, study or reading corner, creating a versatile, multifunctional hub. Dual sets of French doors spill out onto the garden, encouraging a seamless indoor-outdoor lifestyle ideal for summer entertaining and children playing.

In addition to the main family space, the ground floor also offers a wonderfully inviting triple-aspect sitting room. With windows on three sides, it feels bright and airy during the day, while in the evenings the multi-fuel burner creates a cosy, relaxed atmosphere, perfect for movie nights or simply unwinding at the end of a busy day. This room gives families the option of a quieter retreat away from the hub of the kitchen. Practicality has also been carefully considered in this home.

A well-designed utility room keeps laundry, muddy boots, and everyday household items neatly out of sight, helping the main living areas stay calm and clutter-free. There is also a convenient and very stylish ground-floor cloakroom.

FIRST FLOOR

Upstairs, the landing leads to a series of beautifully appointed bedrooms, each enhanced by large windows that flood the rooms with natural light. The principal bedroom enjoys generous built-in storage and a luxurious en-suite shower room.

Two further bedrooms share a stylish Jack-and-Jill shower room, ideal for siblings or guests. Bedroom five, currently used as a study, features an attractive picture window overlooking tranquil views of grazing llamas in the distance, offering a particularly inspiring office space for those who work from home.

Completing this floor is a sleek, modern family bathroom finished to a high standard. This is a home that not only looks impressive but feels deeply welcoming—perfect for families seeking space, style, and the enjoyment of modern rural living.

OUTDOOR

Approaching this home, it's hard to believe it's only five years old, as the mature planting and established landscaping give it a wonderfully settled feel. To the side, a generous driveway provides ample parking for several cars in front of the double garage, which is in itself an incredibly versatile space that could easily be used as a gym, workshop, hobby room, or for extra storage.

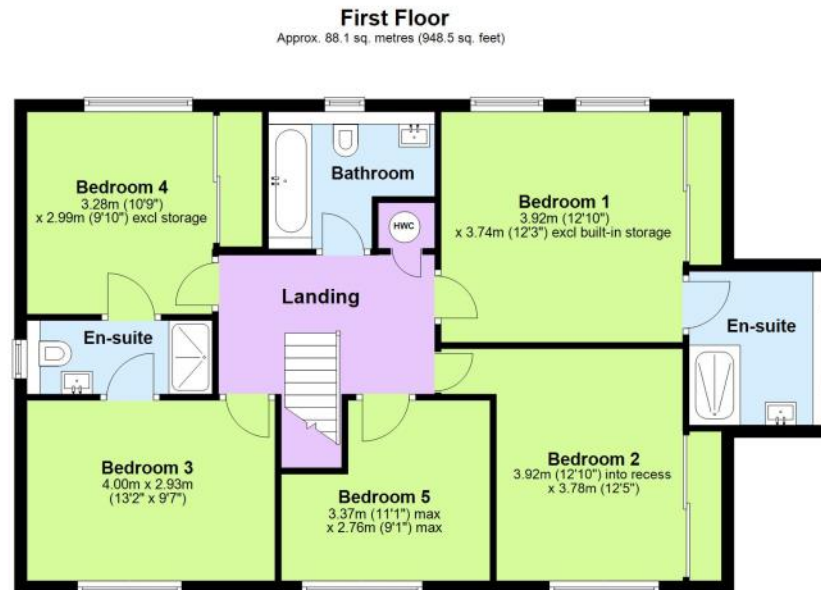
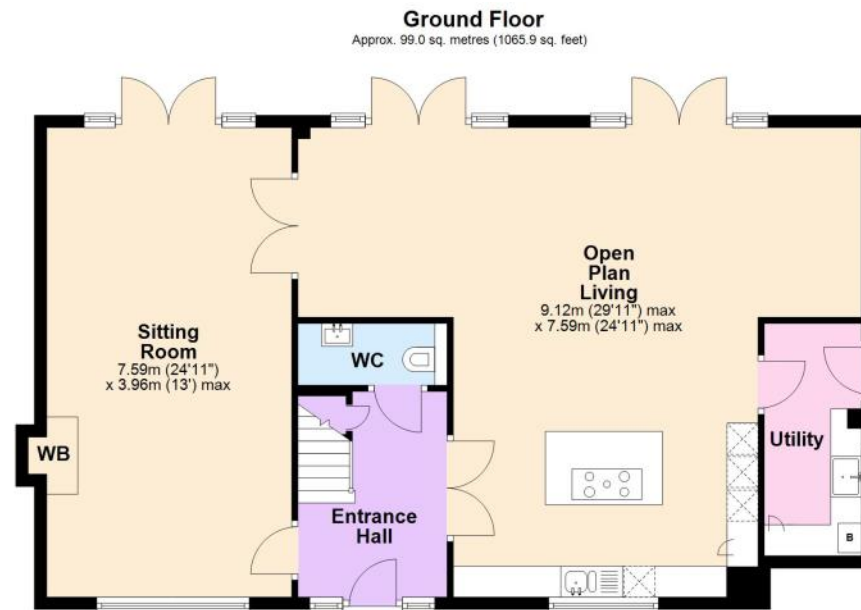
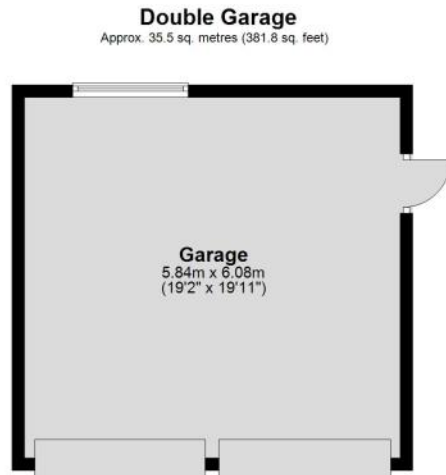
A side gate takes you through to the surprisingly spacious south west facing rear garden, thoughtfully designed to offer a variety of outdoor experiences. A paved patio area, partly shaded by a pergola, creates the perfect spot for alfresco dining, while multiple seating areas dotted around the garden invite you to enjoy moments of peace. A large central lawn area provides plenty of safe space for children to play and pets to roam freely.

For gardening enthusiasts, a charming gravel garden with drought-resistant plants and raised beds offers the ideal opportunity to grow your own flowers, herbs, or vegetables, bringing nature and nurture together in this beautiful outdoor sanctuary.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: B. Local Authority: Ashford Borough Council. Council Tax Band: G.

Location Finder what3words: ///stretch.cubed.general

SITUATION: The property sits in the heart of the picturesque and thriving village of Bethersden, which offers an excellent range of local amenities, including two welcoming pubs, a specialist butcher, a parish church, primary school, village hall, cricket club, recreation ground, and a vibrant tennis club. For a wider choice of shops, restaurants, and services, the bustling towns of Ashford and Tenterden lie approximately 6 miles away respectively, in opposite directions. The area benefits from strong transport connections, with Ashford International providing high-speed rail services to London St Pancras in around 37 minutes. Families are well catered for with a primary school in the village and an impressive selection of schools in both the state and independent sectors nearby, including the highly regarded Highworth and Norton Knatchbull grammar schools and Ashford School



Total area: approx. 222.6 sq. metres (2396.2 sq. feet)

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