

Warner Gray



Brittons Hill Cottage

Kenardington, Ashford, TN26 2NF

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Guide Price : £695,000

Enchanting thatched cottage located in a beautiful tucked away rural setting, with generous 3 bedroom accommodation, beautiful gardens, studio, countryside views and driveway with off-street parking.

Tucked away along a country lane between the charming villages of Kenardington and Appledore lies a home that can only be described as truly magical. Hidden away from view and seemingly lifted straight from the pages of a fairytale, this enchanting thatched cottage is the very definition of a quintessential English country home. With roses by the door and undeniable chocolate-box charm, the first glimpse of the property is simply unforgettable.

Yet beyond its storybook exterior lies something entirely unexpected. Step inside and the cottage opens up into a surprisingly generous and beautifully balanced home, thoughtfully extended to the rear to create spacious and versatile accommodation perfectly suited to modern living. The original cottage retains all the warmth, character and romance one would hope for, whilst the contemporary additions provide the comfort and practicality of a modern family home.

The magic continues outside, where delightful gardens enjoy a wonderful sense of privacy, bordered on one side by open countryside. In addition, there is a highly versatile studio space, ideal for home working, guest accommodation, hobbies or creative pursuits, together with a covered terrace perfectly suited for a jacuzzi and year-round entertaining. Off-street parking further enhances the practicality of this rare and exceptional home.

Having operated successfully as a holiday let, the property also offers exciting lifestyle and income potential for future owners. Equally suited as a full-time residence, idyllic second home or continued holiday retreat, this is a home that effortlessly adapts to a variety of different lifestyles and aspirations.

SITUATION : Enjoying a wonderfully peaceful position along a country lane between the villages of Kenardington and Appledore, this cottage is perfectly placed to enjoy the very best of Kent countryside living whilst remaining highly accessible. Surrounded by beautiful open farmland and scenic walks, the setting offers a true sense of escape and tranquillity, ideal for those seeking a slower pace of life and a strong connection to the outdoors.

The nearby village of Appledore is one of the area's most picturesque and well-regarded villages, offering a village store, traditional public house, tea rooms, church and railway station, together with a thriving community atmosphere and beautiful period architecture. The historic town of Tenterden lies about 6 miles away and provides an excellent range of boutique shops, supermarkets, cafés, restaurants and leisure facilities. For commuters, Ashford International Station is approximately 8 miles distant and offers high-speed services to London St Pancras in around 37 minutes, whilst the M20 provides convenient road links to London and the coast. The surrounding area is renowned for its excellent schooling options in both the state and private sectors, together with a wealth of outdoor pursuits including walking, cycling and access to the nearby Kent coastline. For wine lovers, the celebrated Gusbourne Vineyard is literally just down the road. Combining idyllic countryside surroundings with excellent connectivity and amenities, this location offers an exceptional balance between rural charm and everyday convenience.



The charming pink front door opens directly into the original thatched part of the cottage, where a wonderfully cosy sitting room, rich in period charm and a wood-burning stove, creates the perfect setting for relaxed evenings. Adjacent to the sitting room is a generous double bedroom, equally full of character.

From the sitting room, a short flight of stairs leads down to the extended lower ground floor where the property opens up dramatically into a surprisingly spacious and contemporary living environment.

The impressive open-plan kitchen/family room provides a wonderful contrast to the original cottage, blending modern style with practical family living. The beautifully fitted shaker-style kitchen is complemented by high-end integrated appliances, extensive storage and a large pantry cupboard, whilst a breakfast bar creates a sociable place for casual dining, morning coffee or entertaining guests. This space offers excellent versatility with ample additional room for soft seating and informal living, or alternatively a larger dining arrangement if preferred. Cleverly tucked beneath the stairs is a large utility cupboard providing practical storage for household essentials.

Positioned to the rear of the kitchen is a stylish modern shower room, ideal for everyday convenience. The ground floor is completed by a delightful conservatory, currently arranged as a dining room. A door from the conservatory opens onto a private east-facing pebble terrace, creating the perfect sunny spot for breakfast or morning coffee.

To the first floor are two further generous double bedrooms, one currently arranged as a twin room, both benefitting from built-in storage and attractive countryside views. These rooms are served by a beautifully presented contemporary bathroom featuring a free-standing bath, perfectly combining comfort and style.

Gardens

The sense of magic and seclusion begins from the moment you arrive. Approached via a driveway providing parking, the property remains almost entirely hidden from view, with neither the cottage nor gardens immediately visible, adding to the wonderful feeling of discovery. A gate opens into the gardens which wrap around two sides of the cottage and enjoy an exceptional sense of privacy and tranquillity.

To one side, mature hedging and high fencing create a wonderfully secluded environment where the garden feels entirely private and protected. To the other, discreet animal safety fencing provides security without interrupting the beautiful open views across the surrounding countryside.

The setting is truly idyllic, with an overwhelming sense of being immersed in nature and countryside. With no neighbouring houses in sight from the garden, the outside space offers a rare degree of peace and escapism.

The main area of garden lies to the front of the cottage and enjoys a sunny southerly aspect, making it an ideal space for relaxing and entertaining throughout the day.

A circular patio provides the perfect setting for outdoor dining and summer gatherings, whilst further tucked-away seating areas to the side of the house create additional peaceful corners to sit, unwind and enjoy the surroundings at different times of day.

Further complementing the outside space is a highly versatile outbuilding which could lend itself to a variety of uses including studio space, guest accommodation, hobbies, a home office or creative retreat. Attached to the rear is a useful store room and, alongside, a covered area ideally suited for a jacuzzi, creating the potential for a wonderfully relaxing outdoor spa experience within this magical countryside setting.

Services Mains: water, drainage and electricity. Oil fired central heating via radiators on the first floor and underfloor heating in the kitchen / family room and conservatory.

EPC: D. Local Authority: Ashford Borough Council. Council Tax Band: E.

Location Finder : what3words: ///helpful.grants.creatures

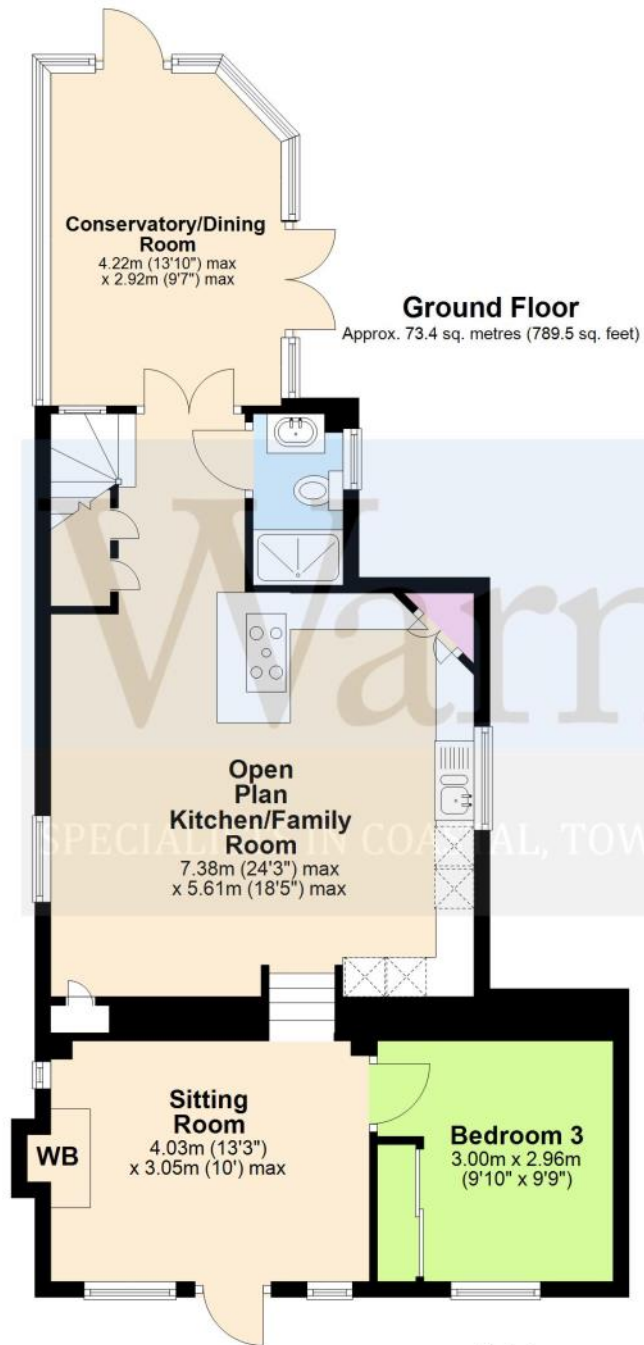


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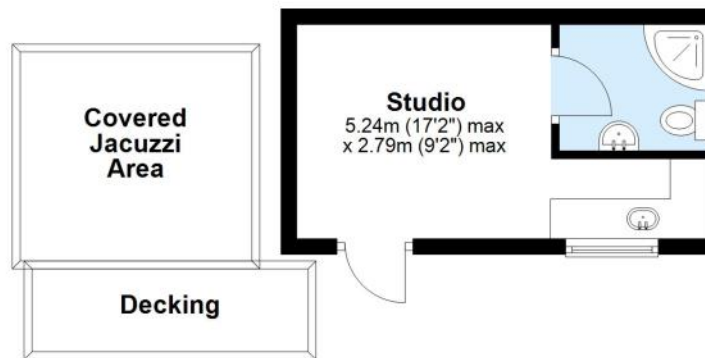




First Floor
Approx. 36.4 sq. metres (392.3 sq. feet)



Outbuilding
Approx. 14.5 sq. metres (156.2 sq. feet)
(excluding Decking, Covered Jacuzzi Area)



Total area: approx. 124.3 sq. metres (1338.0 sq. feet)

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