

Warner & Gray

Chaldon, Bull Hill, Bethersden, Kent TN26



**Chaldon, Bull Hill, Bethersden, Kent TN26 3LB**

**Guide Price £795,000**

**Chaldon is a beautiful, detached home brimming with style and character offering flexible four-bedroom accommodation set within good size gardens that back onto open countryside. The property also benefits from a gated drive providing ample parking, a large, detached cart-barn style garage with an adjoining workshop and a versatile first-floor studio / gym / games room.**

**Conveniently located on the outskirts of the popular and historic village of Bethersden, this spacious chalet style home has over recent years undergone a programme of improvements with the use of quality oak craftsmanship evident throughout, blending traditional features with contemporary fixtures and fittings to great effect.**

**Designed to take full advantage of natural light and views, the versatile layout offers flexible use of the bedrooms and reception spaces, easily adaptable to suit a variety of needs and of particular note is the stunning open-plan kitchen/dining room with its high vaulted ceiling and oak trusses, and the welcoming sitting room with a wonderful inglenook-style fireplace.**

**The larger towns of both Ashford and Tenterden are within easy reach offering a wide range of shopping facilities and schools and for commuters, Ashford has the international train station with fast services to London.**

**SITUATION** This historic village has a vibrant community offering a shop/post office, primary school, well-known butcher, pubs/restaurants serving traditional fayre, tennis/ cricket clubs, village hall with various activities, and the medieval church of St Margaret's, which has stood in the village for a thousand years. The nearby Cinque Port town of Tenterden, with its tree-lined high street, is well known for its abundance of shops, cafes and restaurants and the market town of Ashford offers the International Station with services to London St Pancras about 37 minutes). There are a range of excellent schools, and this property is in the catchment for the Ashford Grammars. In addition, there are miles of rural walks to be explored in the surrounding countryside.

- Spacious four-bedroom chalet style property
- Detached cart style garaging with workshop and first floor studio / gym
- Flexible accommodation with stylish décor throughout
- Well equipped kitchen / dining room with vaulted ceiling
- Smart bath and shower rooms with contemporary sanitaryware
- Large terrace and garden backing onto open paddocks and fields
- Easy reach of the village providing good day to day facilities
- Both Tenterden and Ashford are within easy reach with excellent shopping
- Ashford International station offers a fast service to London St Pancras
- Lots of rural walks to be explored in the surrounding countryside

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The accommodation comprises the following with approximate dimensions : **ENTRANCE HALL** Oak stable door opening into the hallway with useful full-height coat / storage cupboards. Sky light window, tiled floor with underfloor heating.

**KITCHEN / DINING ROOM** 28'4 x 11'10. This spacious double aspect open-plan room boasts a vaulted ceiling with exposed trusses and Velux-style windows that fill the space with natural light. The kitchen features shaker-style units, marble worktops and splash-backs, a butler sink, electric hob with extractor, twin ovens, microwave and integrated dishwasher. There's space for an American-style fridge/freezer. The matching breakfast bar provides additional worktop space. The dining area offers space for table and chairs. Underfloor heating. Double doors to the terrace and garden. Door to:

**UTILITY ROOM** Conveniently placed next to kitchen providing worktop and sink unit, space for appliances along with coats / boots etc. Stable door to garden.

**SITTING ROOM** 25'1 x 20'8 (max). A bright double-aspect room with oak front door and a bay window and door to the front garden and rear double doors to the terrace and garden. This room features a lovely inglenook-style fireplace with bressmer beam and wood-burning stove, oak staircase storage beneath and wooden flooring.

**CLOAKROOM** comprising low level w.c. wooden shelving unit and counter-top with stone wash hand basin over. Window to the rear. Tiled floor and walls.

**INNER LOBBY** doors to **BEDROOM 2** 14'1 x 12'5 (max). A good size double room with window to the rear garden. Built-in wardrobe and airing cupboard housing hot water tank and central heating boiler.

**SHOWER ROOM** comprising low level w.c. vanity unit with inset wash basin and cupboard under. Corner shower cubicle. Heated towel rail. Velux style window.

**BEDROOM 4 / STUDY** 10'2 x 7'6 (excluding storage). This versatile room currently used as a study, could also serve as a fourth bedroom. Window to the front.

**FIRST FLOOR LANDING** Velux style window to the front. Useful eaves storage cupboard. NB: Please note there is some restricted head height to this floor. Doors to:

**BEDROOM SUITE** 16'1 x 15'7 (maximum). A bright double aspect bedroom with velux windows to the front and a large picture window to the rear, giving wonderful views over the rear garden and grazing paddocks beyond. Fitted wardrobe cupboards and eaves storage space (unmeasured). Door to **EN-SUITE SHOWER ROOM** Fitted with a contemporary suite comprising large shower cubicle, low level w.c, twin countertop wash hand basins on a wooden vanity unit and heated towel rail. Window to the rear.

**GUEST BEDROOM 2** 14' x 10'9. A further double bedroom with windows to the rear giving views over the garden and paddocks. Fitted wardrobe cupboard and eaves storage space.

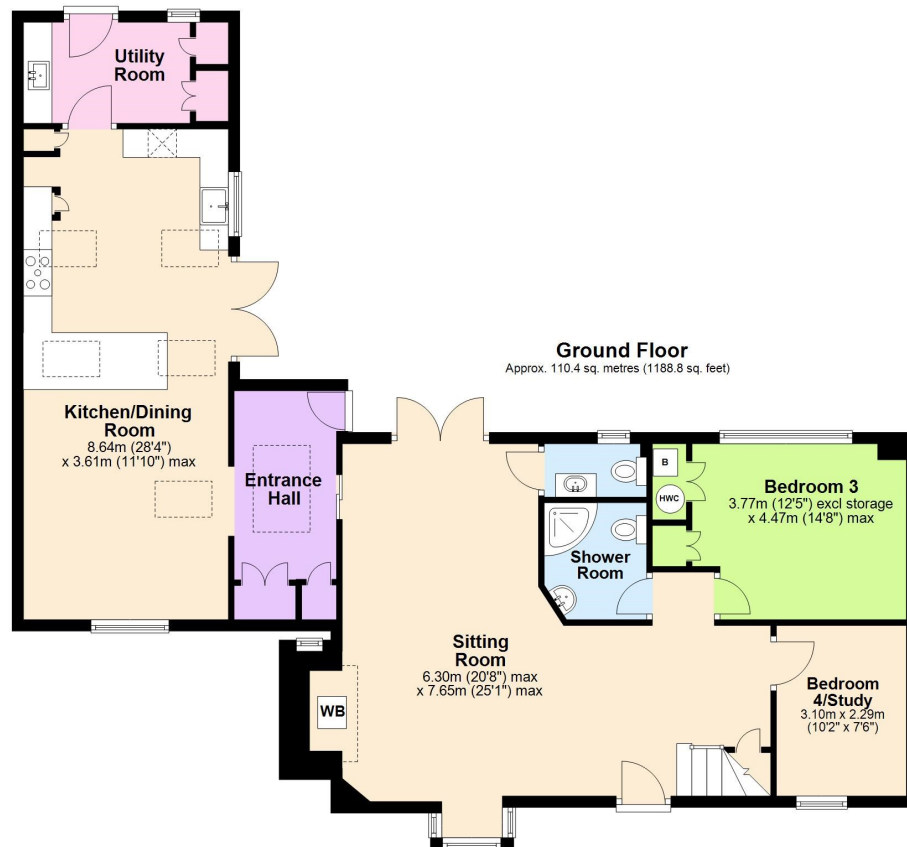
Door to **EN-SUITE SHOWER ROOM** Fitted with a suite comprising wash hand basin with cupboard under, low level w.c. and shower cubicle. Heated towel rail. Velux style window.

**OUTSIDE:** The property is approached through an electric gate onto a good size drive with parking for several cars and an area of lawned garden and hedging to the front boundary. The attractive rear garden includes a spacious paved terrace, accessible from both the kitchen and sitting room, ideal for outdoor dining and entertaining. There is a generous, level lawn with mature trees and hedging, backing onto rural fields and paddocks. A large summer house ideal for a number of uses, completes the garden.

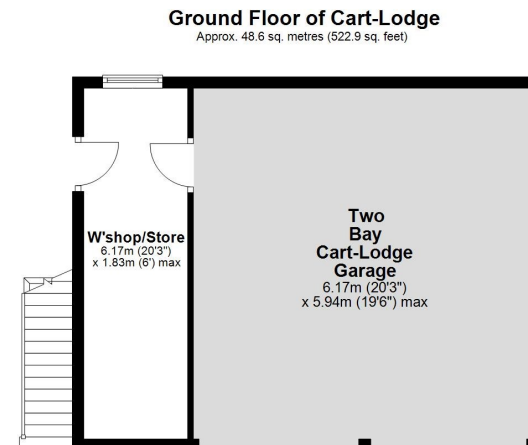
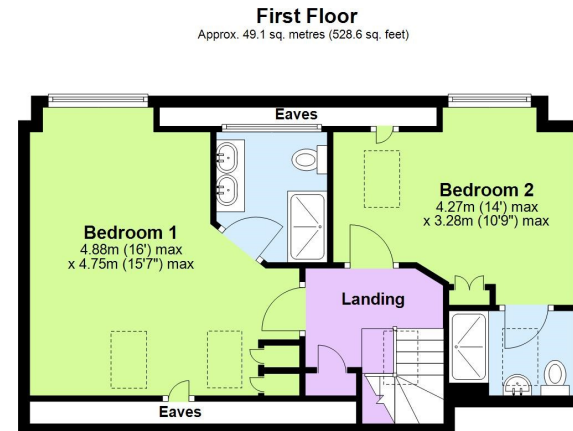
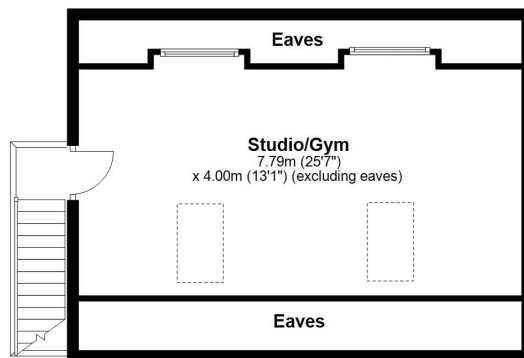
Oak-framed **DETACHED BARN STYLE GARAGING** 20'3 x 19'6 with power and lighting, two open parking bays and a rear door leading to a **WORKSHOP** 20'3 x 6' with stable door to the side garden. **FIRST FLOOR STUDIO / GYM** 25'7 x 13'1. This incredibly useful bonus space is accessed via an external staircase to the side of the cart-barn. Currently used as a gym and for storage, it could offer a number of different possibilities, including as a studio space, home office or potential additional accommodation (stpp). Two Velux-style windows to the front and two standard rear windows offer lovely views over neighbouring paddocks and farmland.

**SERVICES** Mains water, electricity and gas. Gas fired central heating. Private drainage. EPC Rating: C. Local Authority: Ashford Borough Council. **LOCATION FINDER:** what 3 words ///irrigate.corrode.likewise

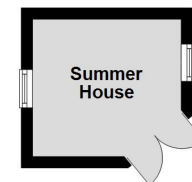




**First Floor of Cart-Lodge**  
Approx. 31.9 sq. metres (343.4 sq. feet)



**Outbuilding**  
Approx. 5.9 sq. metres (63.6 sq. feet)



Total area: approx. 245.9 sq. metres (2647.3 sq. feet)

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