



Buckthorn Grange
10 Bears Green | Ashford | Kent | TN23 3US

FINE & COUNTRY

BUCKTHORN GRANGE



Step inside

Buckthorn Grange

The Bears Green estate is like nothing you will have seen before and is somewhere so magical that you are unlikely to experience it again. It is an exclusive gated community of 10 bespoke detached residences set in 25 acres with access to fabulous country walks, a variety of ponds and an abundance of wildlife. Created from what was part of the Great Chart golf course it provides peace, tranquility and security in a rural environment with easy access to Ashford, where the fast train to London takes just 38 minutes.

The estate is approached along a leafy country lane leading to a large wrought iron gate that opens onto the estate, with signs to each of the properties including the very impressive Buckthorn Grange, nestling in about 1.77 acres of private garden. A long gravel drive takes you to the property and gives you the opportunity to admire the exterior of the house with its beautiful brickwork, traditional Kent weatherboarding, varied roof lines and an attractive chimneystack. The spacious parking area is flanked by charming rose beds, large lawns including one interspersed with a variety of fruit trees and provides access to the double garage (with electric garage doors and an EV charger) and a contemporary double front door.

Everything about this property is on the luxurious grand scale and nowhere is this better illustrated than in the awe-inspiring, partially double height reception/dining hall. This features a fabulous central oak and glass staircase and fascinating inset Amtico black-and-white flooring surrounded by Karndean flooring that flows throughout the house.

Large coat storage cupboards are located on either side of the entrance hall and there is also an understairs storage facility. Behind the staircase is a delightful light and bright dining or sitting area with French doors to the covered central terrace. Just inside the front door is a charming snug/study that is ideal for anyone working from home as it provides easy access for business visitors. The impressive dual aspect sitting room includes a charming brick fireplace with an oak mantle and a log burner as a focal point and French doors to the rear terrace.

The hub of the household is the wonderful dual aspect kitchen/breakfast room with a spacious seating area and French doors to the terrace. Created by luxury bespoke kitchen designers Collins Bespoke, the matt black cabinetry is exquisite with shaker style units and hard wearing composite worktops. The Neff appliances include an induction hob, double

oven, full height integrated fridge and matching freezer, a wine cooler and a dishwasher as well as a Quooker tap providing boiling and filtered water. There is also a wide peninsular breakfast bar where the family can happily sit around enjoying informal meals.

An adjacent utility room is fitted with the same units as in the kitchen and includes a second dishwasher, a door to a contemporary cloakroom, internal access to the double garage and a double glazed door to the garden.

The divided staircase leads to an impressive galleried landing with a wall of full height windows and a spacious viewing gallery providing stunning views over the garden and the countryside beyond. There is access to the very large loft space that could always be developed to provide additional accommodation.

The vast main bedroom includes a stunning dressing area with a plethora of mirrored wardrobes and a luxurious ensuite bath/shower room with twin vanity basins, a gorgeous oval bath and a Mira double shower.

There is also a family shower room, a double bedroom currently in use as a gym, and a double bedroom with a utility area and laundry facilities that could always be converted into an ensuite bathroom. A delightful office/fifth bedroom has wide windows overlooking the front garden and a generous guest double bedroom includes an ensuite Mira double shower.

The very large and completely secluded rear garden features the spacious terrace with a central covered area that is ideal for al fresco dining. This is bordered by a vast lawn interspersed with trees and surrounded by close board fencing backing onto farmland and is a stone's throw from the ancient Bears Wood so is not overlooked from any angle. There is a magnificent 50,000 litre raised koi pond with flower borders and a sizeable garden shed and workshop where you can keep your ride-on mower and other garden equipment.

The property is very energy efficient and includes an air source heat pump and underfloor heating throughout the ground floor. There is also a water softener, security system and a Klargester BioTec+ sewage treatment system.















Seller Insight

“ *The house and land exude peace and vitality, from the stillness of the night air - interrupted only by the hoot of an owl or nightingale calls in Spring - to the pheasants that wander the lawns, attracted by the tranquility.*

The back garden is bordered by farmland on the one side; the tops of ancient woodland trees peak over the fence on the other - radiant markers of the changing seasons.

It's an unusually private and beautiful space; the magic is palpable.

The wider Bears Green estate is also unique, only ten properties on twenty-five acres of greenery, with a wildlife area and a scenic walking track. After a long day in London or spent exploring local attractions, expect to arrive home under a canopy of stars, rabbits roaming serenely in the moonlight.

*We are very reluctant to leave Buckthorn Grange, but a change in our circumstances means that we must hand over the stewardship of this special place to new owners.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Travel

By Road:	
Great Chart	1.8 miles
Ashford International	3.8 miles
Faversham	15.8 miles
Maidstone	17.9 miles
Channel Tunnel	16.9 miles
Dover Docks	28.5 miles
Canterbury	19.5 miles
Gatwick Airport	59.9 miles
Charing Cross	63.4 miles
Trains from Ashford International	
St Pancras	38 mins
Charing Cross	1hr 16mins
Cannon Street	1hr 21mins
London Bridge	1hr 12 mins

Leisure Clubs & Facilities

Julie Rose Stadium	01233 613131
The Stour Centre	01233 663503
Ashford United Football Club	01233 611838
Ashford Golf Club	01233 622655

Healthcare

Kingsnorth Medical Practice	01233 610140
Woodchurch Surgery	01233 860236
William Harvey Hospital	01233 633331

Education

Primary Schools:	
Great Chart Primary School	01233 620040
Ashford School (Prep)	01233 625171
Secondary Schools:	
Highworth School	01233 624910
Norton Knatchbull Academy	01233 620045
The North School	01233 614600
Ashford School	01233 625171
Harvey Grammar for Boys	01303 252131
Folkestone School for Girls	01303 251125
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
The King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Swan and Dog	01233 643222
Trattoria Romana	01233 638033
Stubbs	01233 666111
Boys Hall Restaurant	01233 427727
Cineworld	
Marlowe Theatre, Canterbury	01227 787787

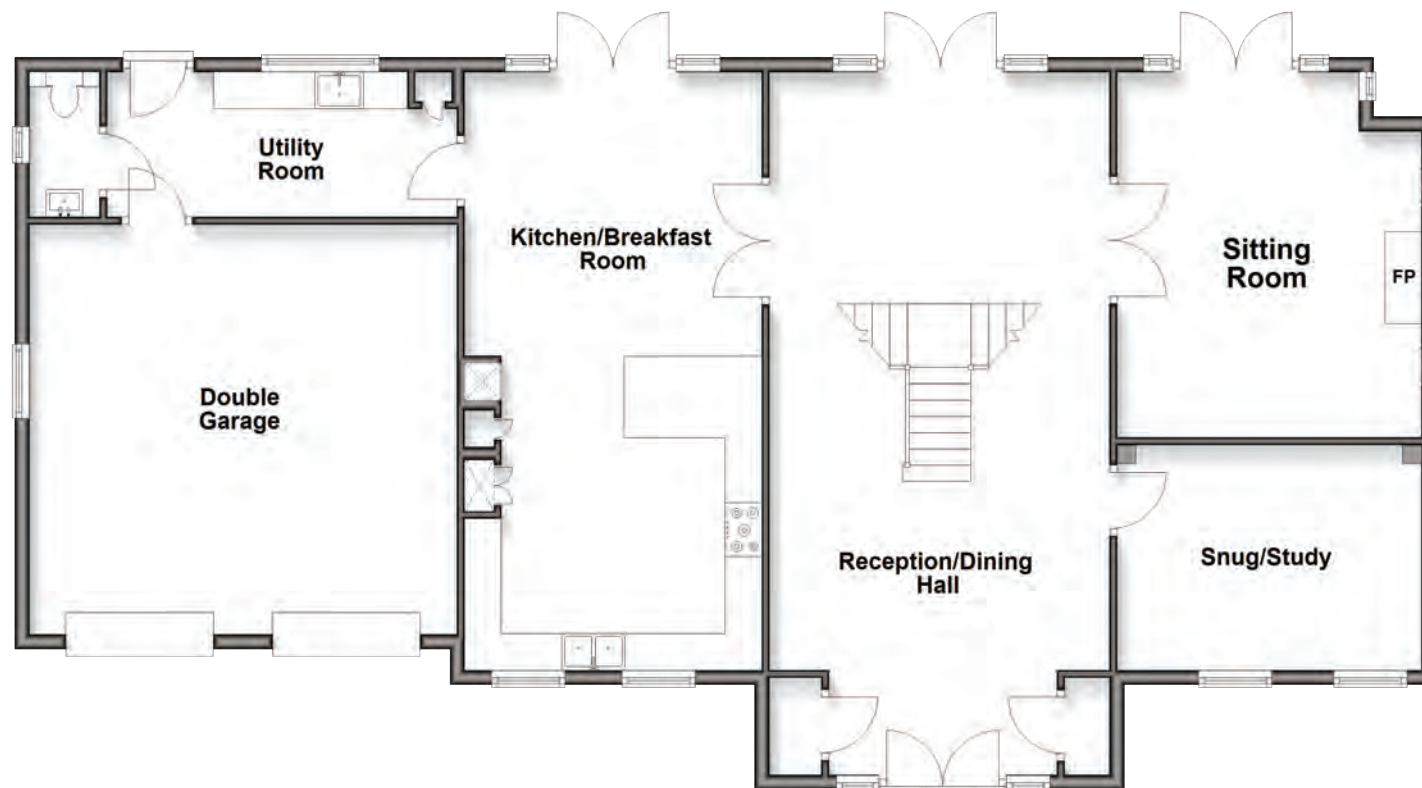
Local Attractions / Landmarks

Godington House and Gardens
Wye Nature Reserve
Romney Marsh
Romney Hythe and Dymchurch miniature railway
Lympne Castle and Saltwood Castle
Port Lympne Animal Park
Canterbury Cathedral



Ground Floor

Approx. 156.3 sq. metres (1682.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

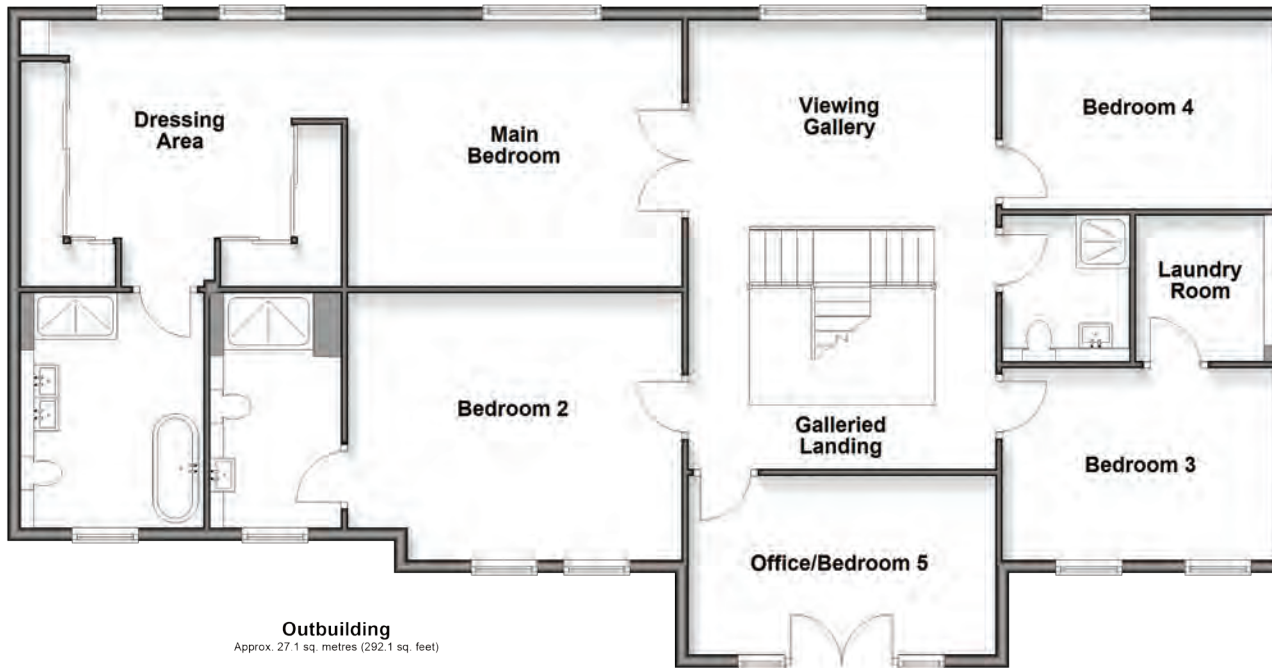
Registered in England and Wales.

Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ

copyright © 2025 Fine & Country Ltd.

First Floor

Approx. 157.0 sq. metres (1690.5 sq. feet)



Outbuilding

Approx. 27.1 sq. metres (292.1 sq. feet)



GROUND FLOOR

Reception/Dining Hall	30'5 x 15'3 (9.28m x 4.65m)
Snug/Study	13'6 x 10'0 (4.12m x 3.05m)
Sitting Room	18'6 x 13'5 (5.64m x 4.09m)
Kitchen/Breakfast Room	26'3 x 13'5 (8.01m x 4.09m)
Utility Room	15'7 x 6'4 (4.75m x 1.93m)
Cloakroom	

FIRST FLOOR

Galleried Landing	
Viewing Gallery	15'4 x 9'8 (4.68m x 2.95m)
Office/Bedroom 5	15'4 x 7'9 (4.68m x 2.36m)
Bedroom 2	16'4 x 12'5 (4.98m x 3.79m)
En Suite Shower Room	10'8 x 5'5 (3.25m x 1.65m)
Main Bedroom	18'6 (5.64m) narrowing to 16'1 (4.91m) x 13'4 (4.07m)
En Suite Bath/Shower Room	11'0 x 8'8 (3.36m x 2.64m)
Bedroom 4	13'5 x 9'4 (4.09m x 2.85m)
Shower Room	7'1 x 6'6 (2.16m x 1.98m)
Bedroom 3	13'6 x 9'2 (4.12m x 2.80m)
Laundry Room	

OUTSIDE

Rear Garden	
Front Garden	
Orchard	
Driveway	
Double Garage	18'6 x 18'1 (5.64m x 5.52m)

Council Tax Band: H
Tenure: Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

