



Spitfire Oast, Bethersden Road, Bethersden, TN26 3HE

Guide Price £800,000 - £825,000



GUIDE PRICE £800,000 - £825,000. Unlisted detached brick and weatherboard Oast house with upside down accommodation, offering three bedrooms, en-suite and family shower room, situated on a ¼ acre plot in a rural location on the outskirts of the popular village of Bethersden.

The accommodation offers an attractive entrance hall with tiled flooring and stairs to first floor with storage beneath. Doorways lead to the master bedroom with oak flooring, exposed beams and doorway leading into the roundel and a stylish en-suite bathroom with a centrally positioned roll top bath, traditional pedestal basin and WC. Further doorways from the hall lead to two further double bedrooms, one with French doors out to the rear garden, and a fully tiled shower room with walk-in shower, ceramic bowl basin mounted on a glass shelf, WC and heated towel radiator.

Stairs lead up to the first floor and onto the striking double aspect living/dining room with vaulted ceiling, wooden floors, feature log burner with brick hearth and surround and stunning views over the garden and surrounding countryside. A doorway leads into the roundel and the kitchen, fitted with a selection of gloss style base units with wooden worksurfaces, range cooker, ceramic sink and space for further appliances.

The location and views are an absolute feature of this home, sitting within a plot which measures approximately ¼ of an acre (tbv) and includes a small paddock. The property is approached via a five-bar gate leading onto a large driveway providing off-street parking for several vehicles and leading to a traditional oak framed double garage with tiled roof and log store and the garden is mainly laid to lawn with mature hedgerow borders and patio area.

The property is in the popular village of Bethersden, a sought after semi-rural village with a primary school and a range of local shops including a Butchers, General Store and Post Office, two village pubs, a Church and a Chapel.

The village lies south-west of the large market town of Ashford with its wide array of shopping and leisure facilities and excellent schooling options. Transport links are well supported with access to the M20 at Junction 9, some 7 miles distant with access to London and the Eurotunnel and the International Station at Ashford providing fast services to the continent and a 37 minute high speed service to London St Pancras is available. Also, easy parking at Pluckley Station with direct trains to London Bridge/Waterloo East/Charing Cross/Cannon St only 3.5 miles away.

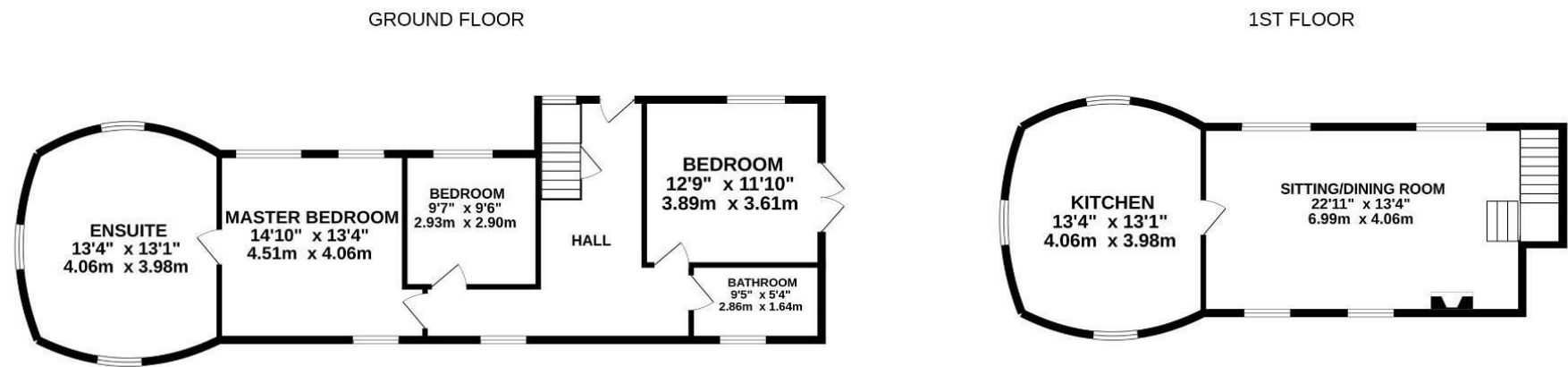
The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye, renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community.

Tenure - Freehold
Services – Mains electricity, water & private drainage. Oil fired central heating.
Broadband – Average Broadband Speed 14mb – 1800mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low
EPC Rating TBC





Tenure: Freehold
Council Tax Band: G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- UNLISTED DETACHED OAST HOUSE
- UPSIDE DOWN ACCOMMODATION
- THREE BEDROOMS, EN-SUITE & FAMILY BATHROOM
- 3/4 ACRE PLOT INCLUDING GARDENS AND SMALL Paddock
- OAK FRAMED DOUBLE GARAGE AND DRIVEWAY
- RURAL LOCATION
- COUNCIL TAX BAND G
- EPC TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.