



The Granary, Little Surrenden, Ashford Road, Bethersden

- A Show-stopping, 4 bedroom-semi detached chalet style home
- Set within an eclectic mix of just 5 similar style homes
- Kitchen with island & patio doors into rear garden
- Private enclosed rear garden & driveway to front providing parking
- EPC Rating: B (89) Council Tax Band: F
- Ready to move into - With no onward chain complications!
- Beautiful open-plan hub, prime for entertaining
- Air Source Heat Pump & Under-floor heating
- New Build Warranty. Management fees: £350.00 pa approx
- Situated in the beautiful surroundings of Bethersden

£550,000

HUNTERS
HERE TO GET *you* THERE

Built by the well regarded "Kennett Brothers" - A locally based luxury home-builder with over 20 years experience, whom have delivered quality homes across Tunbridge Wells, Sevenoaks and throughout the South East, designed to be lived in, with the homeowners lifestyle thoroughly in mind.



The Granary is a beautifully constructed, 4 bedroom, semi detached chalet-style home with accommodation over 2 generous floors. Forming part of a small development of an eclectic mix of luxury homes, situated in the heart of Bethersden. Offering the perfect balance between semi-rural living & great commuter transport links, is this superb home that blends effortlessly into the green surroundings, whilst boasting a sleek traditional weather-boarded external. With such modern luxuries as underfloor heating, high quality 'Bosch' Appliances as well as solar panels too, be sure to have this at the top of your viewing list!

This home boasts an incredible open plan entertaining 'hub' offering both a fabulous kitchen/diner as well as a designated living space. It's been designed with hosting friends & family in mind. The kitchen itself boasts high quality integrated 'Bosch' appliances & charming quartz work-surfaces & Island. Whether you're busy on the school run, or cooking and entertaining guests, it's a space that all will enjoy. The home is fitted with a modern tiled flooring in both the hall, kitchen, w/c as well as bathrooms, and luxury carpets laid within the bedrooms. The generous guest bedroom on the ground floor offers both a high quality en-suite shower room with fitted storage. Across the hall, you'll find yet another fully tiled bath-suite. The 2nd spacious bedroom resides opposite the family bath-suite; this room offers flexible living arrangements; as can be used a spacious double bedroom or utilised as a 2nd reception room/play room if required. Finished with double doors that lead out onto the modern Indian Sandstone patio area, it's a room you can use as you wish.

Upstairs, we're sure you'll be equally as impressed. With a show stopping principal master-suite, which provides it's very own dressing area with fitted wardrobes, a marvellous en-suite shower room. Further to this floor, a generous landing unfolds at the top of the stairs with a built in storage cupboard easing the strain on all that comes with family life. Both bedrooms offer a glimpse of the landscaped rear garden as well as offering ample floor space for the largest of double beds and free standing furniture if required.

Externally, the home offers a family friendly plot, with a charming Indian sandstone patio laid, ideal for alfresco dinning and entertaining friends and family. Patio doors lead from both the kitchen/diner as well as the guest bedroom, offering the chance to bask in the summer sun, whilst letting the children let off steam. The garden also offers side access as well as providing parking to the front.

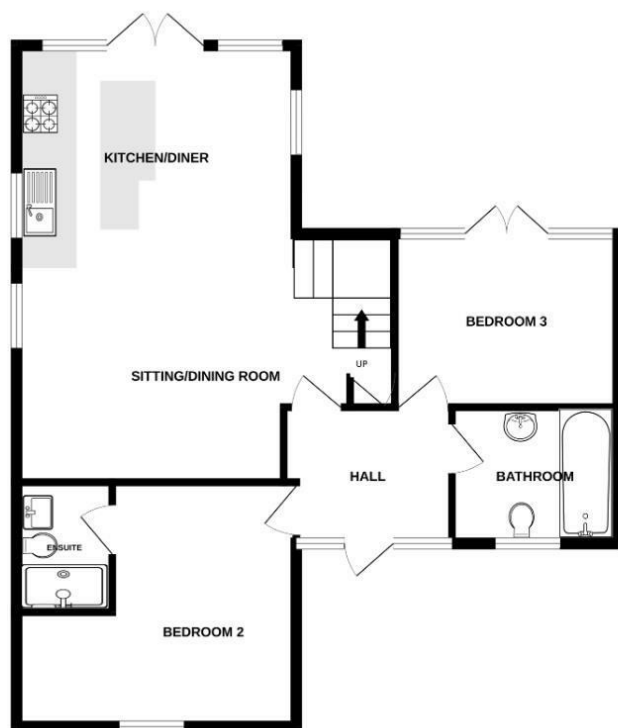
Other features to note are: Bosch fitted appliances in kitchen area, quartz worksurfaces, undermount acrylic sinks with stainless steel mixer taps and under cabinet lighting. Bathrooms are fitted with porcelain tiles to both flooring & walls, as well as heated towel rails. The home has been hard wired for an alarm system, as well as security locks on all doors and windows as standard. An air source head pump provides warmth with underfloor heating, as well as LED downlights to hallways, kitchen, landing & bathrooms. BT Fibre internet has been installed which is direct (CAT 6 Wiring) to lounge/kitchen and each bedroom too. Services connected: Mains water & Electricity.

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, approx. 7 miles drive. Which also provides easy 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.

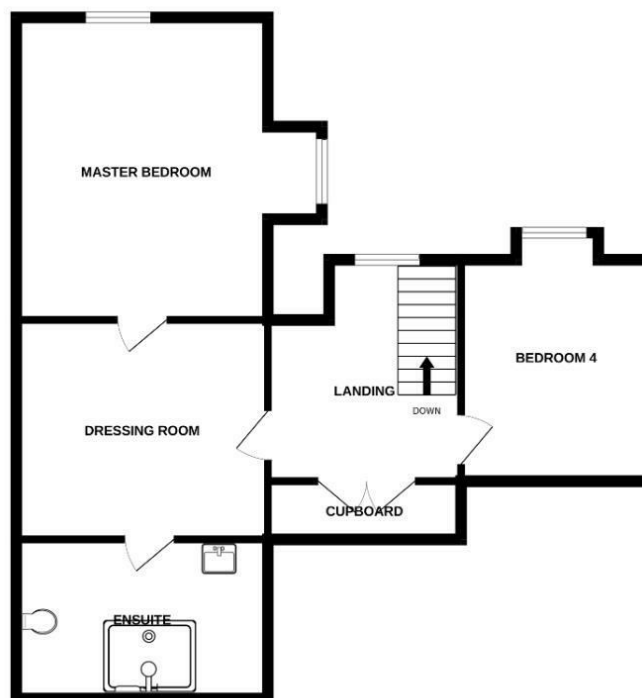




GROUND FLOOR



1ST FLOOR



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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Viewings

Please contact ashford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

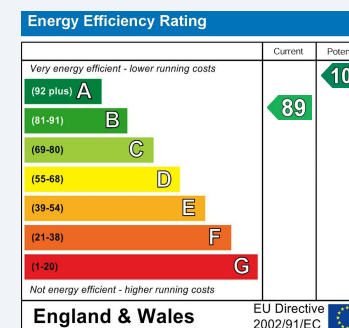
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

