



The Coach House, Old Surrenden Manor Rd, Bethersden TN26 3DQ

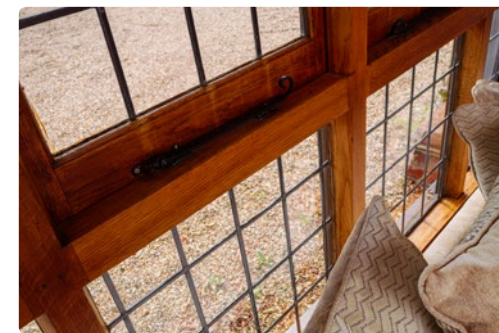
2 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold

The Coach House, Old Surrenden Manor Road, Bethersden, TN26 3DQ

- Enchanting Unlisted Deatched Coach House
- Sympathetically Converted & Creatively Presented
- Modern Kitchen With Silestone Work Tops
- Two/Three Bedrooms & Two Luxury Bathrooms
- Artistically Configured & Beautifully Extended
- Valued Ceilings & Exposed Beams
- Annexe Potential With Independent Access
- Set Within 0.15 Acres Of landscaped Gardens



SITUATION:

Bethersden is a charming village in Kent, England, known for its historic architecture, picturesque countryside, and traditional English pubs. Located between Ashford and Tenterden, it offers easy access to both bustling market towns—Ashford with its modern amenities and international rail links, and Tenterden with its quaint high street, heritage railway, and vineyards. The surrounding area is rich in rural beauty, making it ideal for walking, cycling, and exploring classic Kentish landscapes.

Ashford, Kent is a thriving town in the southeast of England, known for its rapid growth, excellent transport links—including the high-speed rail to London and Europe—and a mix of modern development and historic charm. It features major shopping destinations like Ashford Designer Outlet, alongside cultural spots such as the Ashford Museum and nearby historic villages. Surrounded by the scenic Kent countryside,

Ashford blends urban convenience with rural beauty.

Lenham and Charing are two picturesque villages nestled in the heart of Kent, each rich in history and character. Lenham features a beautiful medieval square, historic buildings, and scenic walking trails, including part of the North Downs Way. Just a few miles away, Charing is equally charming, known for its ancient Archbishop's Palace, traditional high street, and views of the surrounding countryside. Both villages offer a peaceful rural lifestyle with excellent access to nearby towns like Ashford and Maidstone.



An enchanting, unlisted detached Coach House, sympathetically converted in the 1980s and more recently extended and thoughtfully enhanced by the current owners. Set within approximately 0.15 of an acre, The Coach House is rich in period features, including exposed oak beams, brickwork, and traditional latch-key doors—all beautifully balanced with modern touches such as engineered oak flooring, a sleek integrated kitchen and luxurious bathrooms.

The recent extension, currently used as a snug/home office, offers excellent potential to serve as a self-contained guest annexe, complete with its own private entrance. The façade is an elegant blend of red brickwork, adorned with mature wisteria and oak-framed leaded windows, creating an inviting and timeless appeal. The front door opens into the heart of the home, where you're immediately met with a sense of character and exceptional craftsmanship.

The sitting room, featuring French doors to the garden, centres around an exposed brick

inglenook fireplace, perfectly suited to house a wood-burning stove. The kitchen is partially open to the sitting room, with vertical oak beams providing a natural divide.

Engineered oak flooring flows throughout, complementing the rich, dark cabinetry which integrates a range of modern appliances. Silestone worktops and brushed steel cup handles add a refined, contemporary touch. A well-appointed utility room offers additional practicality, while the dining room now open to the kitchen benefits from an abundance of natural light thanks to multiple windows, creating a bright and sociable space.

The Coach House features two separate staircases, creating a natural division between the west and east wings of the property. To the west, a spacious dual-aspect double bedroom is adorned with exposed beams and vaulted ceilings. This impressive suite is complemented by a recently installed luxury bathroom and a generous walk-in dressing room.

In the east wing, an open staircase leads to a comfortable guest bedroom with its own en suite bathroom, offering privacy and convenience for visitors. The annexe, forming part of the recent extension, is accessed via the utility room and benefits from vaulted ceilings and engineered oak flooring. This flexible space offers excellent potential for independent accommodation, a home office, or creative studio.

OUTSIDE:

The Coach House is set within approximately 0.15 acres of beautifully landscaped grounds. To the front, a generous gravelled driveway provides ample parking for several vehicles. At the rear, a sweeping brick-laid patio offers an ideal space for alfresco dining and entertaining. The garden is mainly laid to lawn, thoughtfully interspersed with mature shrubs and vibrant, colourful borders. In the far corner of the garden, a charming open barn-style structure provides a shaded retreat, perfect for relaxed outdoor dining or quiet moments of escape.













TOTAL FLOOR AREA: 1498 sq. ft (139 sq. m)
HOUSE: 1444 sq. ft (134 sq. m)
OUTBUILDINGS: 54 sq. ft (5 sq. m)



EPC RATING
tbc



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
Oil Fuelled Heatings & Private Drainage

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