



Forge Dene
Ashford Road | Bethersden | Ashford | Kent | TN26 3AS

FINE & COUNTRY

Seller Insight

“ Located between Tenterden and Ashford in the village of Bethersden this fifteenth century Grade II listed home is a stand-alone property set in a beautiful four-acre plot with south facing gardens. Dating back to circa 1450, it is a traditional Wealden hall house which has been updated to create comfort while honouring its original character. The house occupies a good position on the east edge of the village and is set back from the road behind high hedging. Likely to be one of the oldest properties in Bethersden the current owners have lived here for thirteen years. 'It's an exceptional and extremely comfortable period home which we will miss greatly; we've taken great pride in being its custodians.' They go onto say, 'the house oozes great character throughout, from the oak panelled hall, wonderful fireplaces and leaded windows to the hung tile and Kent peg roof synonymous with Kent villages.' The private gravel drive entrance provides a good sense of arrival as it sweeps past the duck pond and round the roundabout. The back garden is south facing while the lovely front garden has several very ancient yet productive apple trees. The garden has all year-round colour and interest and over 200 roses which flower throughout the summer months.'

'We have carried out many improvements including replacing all the windows with traditional leaded panes with secondary glazing, adding a kitchen and utility room extension and building an oak clad gym/office/carport. This has a wet room and is double glazed with LPG central heating.'

'Electric gates and a security system have been installed and the gardens are dog safe. The paddock is also securely fenced.'

'The shepherd's hut is the perfect place for watching the ducks on the pond and the sunset over the paddock.'

'Bethersden is a friendly community orientated village which hosts some excellent groups and societies for all ages. The school, Scout groups and the cricket and tennis clubs are all thriving. The butchers/deli is excellent, and the village also has a handy post office. The George pub is soon to reopen as a community run enterprise.'

'We both used to work in London and commuting from Pluckley station or Ashford International makes travel easy. Beaches are just thirty minutes away by car and there are numerous dog walks along footpaths and bridleways and in open spaces in and around the village.*'

* These comments are the personal views of the current owners 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.





Step inside

Forge Dene

Fine & Country are delighted to present the exceptional Forge Dene, a resplendent Grade II Listed family residence exhibiting great charm, elegant interiors, and a rich history, idyllically nestled within beautifully presented grounds of approximately 4.5 acres, in the Kentish village of Bethersden.

Step Inside

Currently configured over three floors, this elegant former Medieval Wealdon Hall House boasts a wealth of period features that have been beautifully maintained over the years, with the addition of many desirable modern conveniences to enhance the overall functionality and enjoyment of the home. Charm and character abound, featuring ancient timber beams, imposing vaulted ceilings, stunning timber floors, and an inglenook fireplace in the drawing room providing a cosy and welcoming atmosphere. An expertly crafted and designed oak-framed extension complements the aesthetic of the home perfectly and hosts a contemporary bespoke fitted kitchen with a full complement of modern appliances, complete with a pleasing mix of Carrera marble and oak work surfaces, a centre island, and a vaulted ceiling featuring a three beautiful crown posts. The formal dining room with its rich oak panelled walls provides the perfect setting for hosting guests, while the support of a utility room further enhances the functionality of this exceptional space, blending the old with the new perfectly.

Two separate staircases provide access to the four/five spacious bedrooms located on the first and second floors of the home. The principal bedroom on the first floor enjoys plenty of natural light and boasts dual aspect views. This room is supported by a large dressing room with W.C and wash hand basin facilities, which could be repurposed if required, to provide a fifth bedroom. A luxurious bath/shower room serves the remaining double bedroom and completes the first floor. On the second floor, you will find two further double bedrooms, with the guest suite featuring a beautiful, vaulted ceiling and tasteful en-suite facilities, providing a comfortable and private space for guests. The bedroom layout is thoughtfully considered to accommodate different living arrangements and offers plenty of space for families and guests alike.





Step Outside

Forge Dene is blissfully nestled within enchanting, formal gardens in-excess of 1 acre, that are sure to capture the hearts of any nature lover. The boundaries are defined by a range of mature specimen trees, creating a sense of privacy and seclusion. The rose walk and well-stocked flower beds showcase a variety of herbaceous plants and shrubbery, adding a splash of colour and fragrance to the surroundings. The meandering walkways offer a leisurely stroll through the peaceful oasis. The Victorian-style Hartley Botanic greenhouse is a standout feature, providing the perfect setting for any plant enthusiast to indulge in their passion. With its impressive design and impeccable attention to detail, this greenhouse is a true gem that will leave a lasting impression on anyone who visits. A delightful Shepherd's hut occupies a restful position with idyllically views overlooking a pond, ideal for reading a book while enjoying a glass of wine. A large paddock of approximately 2.35 acres, benefits from having good road access and holds the potential for equine use. The private lane and substantial parking area with an array of landscaped spaces complete grounds.

Outbuildings

Not only are the gardens at Forge Dene enchanting, but the outbuildings are equally impressive. The detached outbuilding boasts a contemporary design with oak-framed styling is flooded with natural light, making it an extremely attractive feature of the property. Currently, it serves as an impressive gym with a luxurious wet room, and an oak staircase leading to a first floor with two generously proportioned rooms. With the potential to obtain the relevant planning permission or change of use, this element of the property could possibly provide annexed living accommodation, providing the perfect opportunity for flexible living arrangements. In addition, there is a workshop and separate mower shed.

Garaging/Parking

The property offers ample parking options, with a private lane leading to an electronically operated five-bar wooden gate, opening to a sweeping driveway dressed in fine shingle. The parking area is large enough to accommodate numerous vehicles, making it perfect for hosting guests or a large family. Additionally, there is a double car barn with an EV charging point, providing convenient sheltered parking for your electric vehicle. A detached double garage offers an additional parking option and further storage space.

Location

Bethersden has a variety of local amenities that include; village stores and post office, artisan butcher, village primary school, the parish church of St Margaret's and a number of village inns. Nearby Tenterden provides an excellent range of shops, cafes, public houses and amenities along its picturesque high street.

There are an excellent range of schools in the area catering for children of all ages, including, Bethersden Primary School and Homewood School and Sixth Form Centre at Tenterden. Further highly regarded secondary and grammar schools can be found in nearby Ashford.

Ashford international is approximately 5 miles distant and operates a high speed train service to St Pancras. Alternatively, Pluckley and Headcorn villages are easily reached and provide services to London Bridge, Cannon Street, Charing Cross and Waterloo in just under an hour. The M20 provides access to Dover and Folkestone and to the M25 for London and Heathrow/Gatwick Airports.

Freehold

Council Tax Band G

EPC Exempt

Guide price £1,350,000 - £1,450,000



Ashford Road, Bethersden, Ashford, TN26

Approximate Area = 2954 sq ft / 274.4 sq m

Limited Use Area(s) = 306 sq ft / 28.4 sq m

Outbuildings = 293 sq ft / 27.2 sq m

Annexe = 775 sq ft / 71.9 sq m (excludes carport)

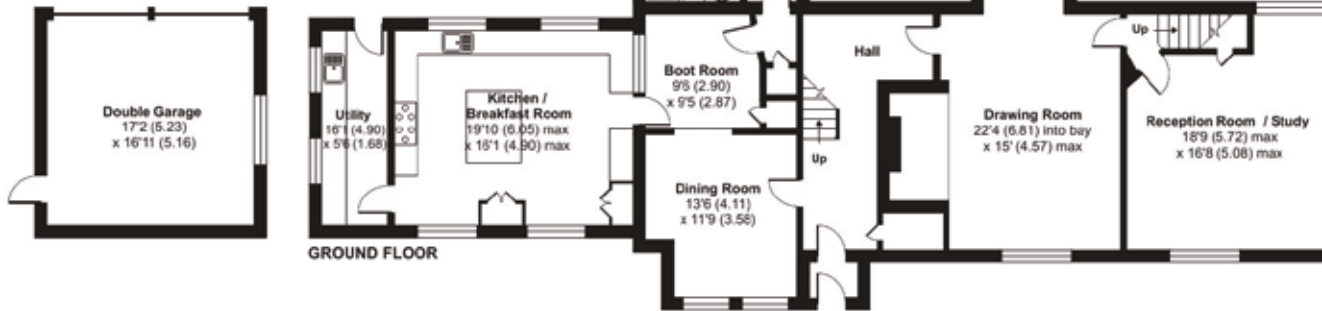
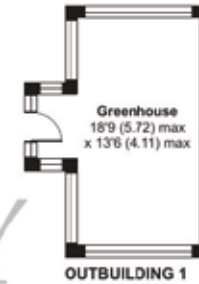
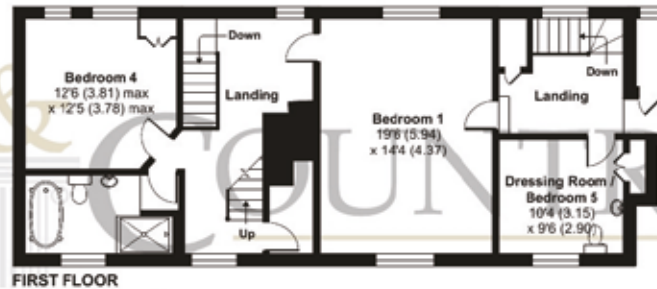
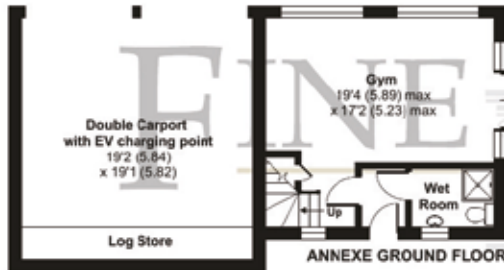
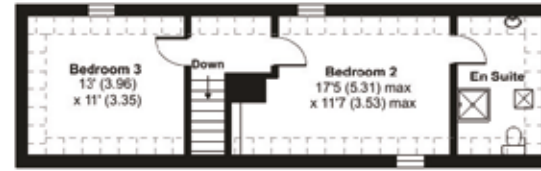
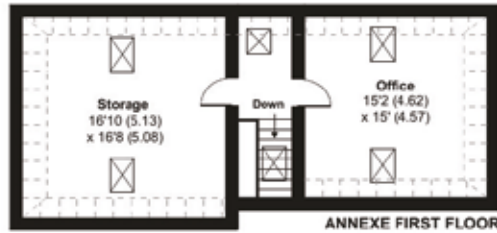
Garage = 291 sq ft / 27 sq m

Total = 4619 sq ft / 429.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rntcheom 2023. Produced for Fine & Country. REF: 965537

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315. Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





Fine & Country
Tel: +44 (0)1732 222272
westmalling@fineandcountry.com
28 High Street, West Malling, Kent ME19 6QR

