



Ramsden Farm  
Bethersden | Ashford | Kent | TN26 3JR

FINE & COUNTRY

# Seller Insight



*"The first thing that attracted us to Ramsden Farm was the space and privacy afforded by the property, both inside and out" say the current owners. "At the time, we were living in a two bedroom flat in London. When we came on our initial visit to Ramsden Farm, I looked out of the bedroom window at the front and said, 'oh is that the next door neighbour out mowing his lawn? The owner replied, 'No, that's my husband. That's part of our garden too!' I was delighted – in fact, that was what sealed the deal for me! Also, as we were working in London and travelled a lot for our jobs, the great transport links were a big bonus, being close to the HS1 in Ashford and just over an hour from Gatwick airport."*

*Since moving in, the vendors have relished the opportunity to make the house their own. "We have made many improvements over the years," they say. "We converted the Oast House from a derelict outbuilding into a now very lucrative holiday let, which pays all the household bills. In the main house, we put in all new bathrooms and had a bespoke kitchen handmade by a local artisan cabinetmaker, to name just a few things. We simply adore the triple aspect kitchen – it is so light and bright. We also love snuggling up in front of the roaring inglenook fireplace in the sitting room with a good book and a glass of wine! The front sitting room with its big windows and our cocktail bar are real favourites, too. This house has spoiled us! It is such a cosy, safe sanctuary which has allowed us to grow into it and adapt it as our needs and wants have changed."*

*This is the ideal property for entertaining and everyday life, both indoors and out. "The house lends itself to parties," the owners say. "We especially like to entertain family and friends at Christmastime, when the house really comes into its own. When it is fully decked out in decorations, with the fire lit, you wouldn't want to be anywhere else. We have celebrated many big birthdays in our garden, too, from 30th's through to 50th's!"*

*Outside, the beautiful private gardens serve as an extension of the house itself. "The garden was such a draw for us," say the owners. It wraps around the property, giving you many different areas to sit in. It is a total sun trap and is protected from the wind – even our next-door neighbours come to our garden in Summer as it is always so much warmer! The pond is stocked with many fish and attracts moorhens and ducks, and now that we have installed a robot mower there's little to do but relax in the peace and quiet on the patio and watch the wildlife do their thing."*

*The local area has much to offer, too. "We are blessed with local facilities," the owners say. "There are many good schools in the vicinity, and the village itself has attracted many young families over the last few years. We have a community owned pub in the village which runs various weekly events and live music, and there is also a gastropub just a few minutes' walk away from the house. In Tenterden, the nearest town, there are many fantastic pubs, micro-breweries, restaurants, independent shops and boutiques, as well as doctors, dentists, Waitrose and Tesco – basically everything you could ask for. Also, we are in the heart of the English wine country, with two vineyards within walking distance and many more a short drive away."\**

\* 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

## Ramsden Farm

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Fine and Country proudly introduce Ramsden Farm, an exceptional four-bedroom Grade II Listed farmhouse, accompanied by a charming one-bedroom detached Oast conversion. These unique dwellings present beautifully, with a pleasing blend of period charm and contemporary elegance, nestled idyllically amidst a stunning one-acre garden on the fringes of Bethersden village.

Thought to have origins dating back to 1515, this warm and inviting home exudes great character, intertwined seamlessly with desirable modern convenience. Step inside to discover ancient beams, inglenook fireplaces, and log burning stoves, creating a striking focal point and warm ambiance throughout. The light and spacious accommodation spanning two floors, offers well-appointed and versatile living spaces.

The heart of the home lies within the beautifully handcrafted contemporary kitchen, a culinary delight, and a wonderful space to entertain guests, featuring an open-plan dining area with French doors opening to a sun terrace, perfect for alfresco dining. Additionally, there are three reception rooms, providing ample space to relax and unwind with loved ones. In addition, a utility area and a cloakroom provide practicality and convenience.

Ascend the charming oak staircase to the first floor, where the principal suite awaits, boasting luxurious en-suite facilities and a walk-in wardrobe. Bedrooms two and three are serviced by an opulent family bathroom, while bedroom four, conveniently located on the ground floor, boasts its own en-suite shower.

The pretty one-bedroom detached Oast affords luxurious auxiliary accommodation with a great deal of charm. Ideal for extended family, visiting guests, or those wishing to run a Holiday-Let, this aspect of the property compliments the principal residence beautifully.

Ramsden Farm stands enviably within one acre of beautifully arranged gardens, surrounded by serene Kentish countryside. An expanse of fine lawns interspersed with mature specimen trees envelope the residence, with a breathtaking pond creating an inspiring focal point.





# Step outside

## Ramsden Farm

### Outbuildings/ Parking

A five-bar wooden gate opens to a long driveway dressed in fine shingle, with sufficient parking space for numerous vehicles. A large outbuilding comprises three vehicle car barn, a good sized gym, an extremely large workshop, and log store.

### 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.

Tenure: Freehold

Council Tax Band: G

EPC: Exempt ( Grade II Listed)

For mobile phone coverage in this area please look online

Standard & Superfast Fibre Broadband are available at the property for more information please look online

Property is serviced by a Sewage Treatment Plant - to the vendors knowledge it is complaint, please make own enquires

*Guide price* £1,350,000 - £1,450,000



**Ramsden Farm, Bethersden, Ashford, Kent**

**Approximate Gross Internal Area**

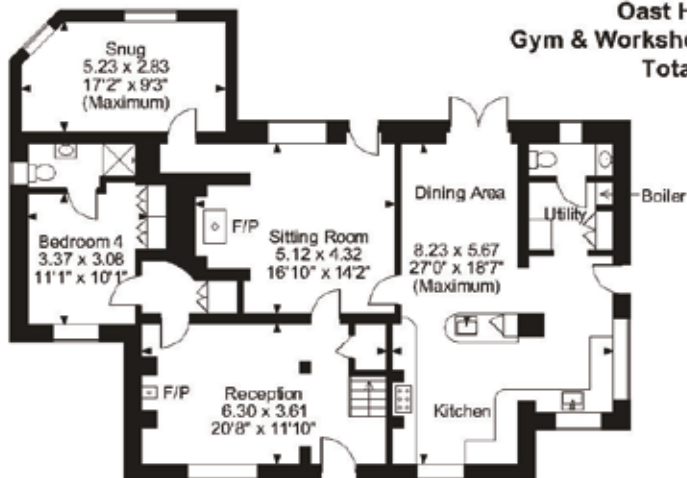
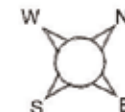
**Main House = 2274 Sq Ft/211 Sq M**

**Triple Car Barn = 493 Sq Ft/46 Sq M**

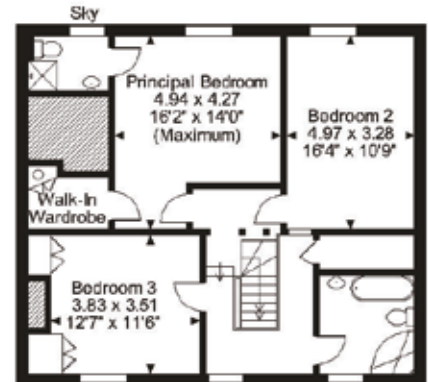
**Oast House = 627 Sq Ft/58 Sq M**

**Gym & Workshop, Wood Store = 617 Sq Ft/57 Sq M**

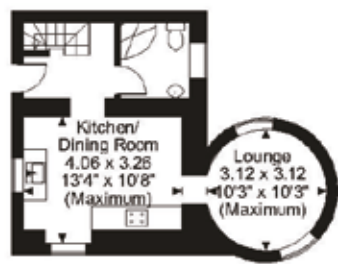
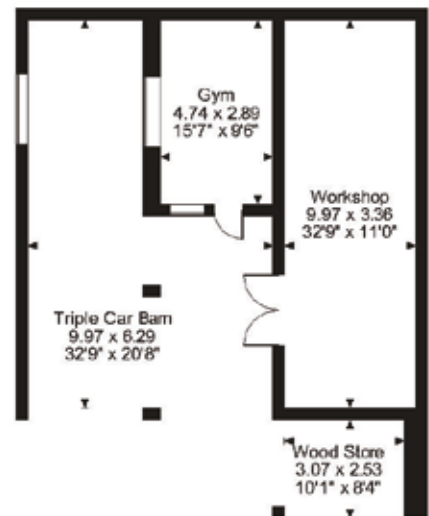
**Total = 4011 Sq Ft/373 Sq M**



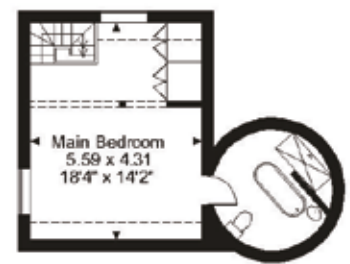
**Ground Floor**



**First Floor**



**Oast House  
Ground Floor**



**Oast House  
First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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 © 2024 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 13.03.2024





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