



Totney Ashford Road, Betherden, Ashford, TN26 3AZ

Offers In Excess Of £400,000

**GOULD
HARRISON**

Attractive Grade II Listed Kentish cottage with two inglenook fireplaces, fine exposed beams and many period features, 2/3 bedrooms, two bathrooms, shower room and secluded garden. Believed to date from about 1750, this beautifully presented cottage retains two staircases and offers versatile accommodation. The property is approached via double gates with gravel drive and parking area leading to open fronted car port. No onward chain.



Location:

Bethersden is a sought after village being about six miles from Ashford and mainline station and about six miles from Tenterden.

Half glazed Front Door to:

Hallway

With staircase to first floor and two built in storage cupboards.

Sitting Room 20'1 x 9'3 (6.12m x 2.82m)

Double aspect, superb inglenook fireplace with oak bressumer beam.

Dining Room 20'1 x 12'2 (6.12m x 3.71m)

Double aspect, inglenook fireplace, door to:

Conservatory 8'5 x 6'9 (2.57m x 2.06m)

Kitchen/Breakfast Room 26'4 x 9'3 (8.03m x 2.82m)

Triple aspect, light country kitchen comprising range of worktops with pine fronted drawers and cupboards, 1 1/2 bowl sink unit, lovely original flooring.

Utility Room 6'9 x 5'8 (2.06m x 1.73m)

Leading to second Hallway and stairs to first floor, window to front, stainless steel sink unit with mixer tap and drainer, plumbing and space for appliances.

Inner Hallway

With doors to:

Bedroom Two 13'5 x 11'1 (4.09m x 3.38m)

Double aspect, casement doors to garden.

Ground Floor Bathroom

Double aspect, panelled bath, low level WC, pedestal wash hand basin, tiled flooring.

First Floor:

Landing

Window to rear, doors to:

Bedroom One 13'3 x 10'4 (4.04m x 3.15m)

Double aspect, door to bedroom three.

Bathroom

Window to front, panelled bath, pedestal wash hand basin and low level WC. Wooden flooring.

Second Landing

Window to rear, doors to:

Bedroom Three 13'3 x 7'8 (4.04m x 2.34m)

Double aspect, door to bedroom one.

Shower Room

Window to front, raised shower cubicle with glazed screen, low level WC and pedestal wash hand basin, fully tiled walls and floor.

Outside

Lovely enclosed country garden with paved terrace, lawn, established borders with shrubs, trees and original well. Established boundary hedge to the front with gates to gravel drive with parking and turning space leading to:

Large Open Fronted Car Port

Tenure

Freehold.

Services

All mains services are connected.

Council Tax

Ashford Borough Council Tax Band: E.

