

Warner *Gray*

Hanover Lodge, Ashford Road, Bethersden, Kent TN26 3BG

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Price Guide : £750,000

Set within 0.75 acres of grounds, this 4 bedroom detached chalet-style home offers a wonderful lifestyle opportunity just a short drive from the village of Bethersden and the market town of Ashford.

Extending to over 3,500 sq ft of versatile accommodation, including the outbuildings, this property has evolved in recent years to create a wonderfully flexible home with exciting potential for further enhancement. Whether you are seeking multi-generational living, space to run a home-based enterprise, or simply room to grow, this unique residence adapts effortlessly to a variety of lifestyles. The current owners previously operated a successful food business from the premises, and the generous outbuildings and grounds continue to present a wealth of possibilities. With land to keep animals or pursue a more self-sufficient way of life, the setting perfectly balances aspiration with practicality.

The appeal of this location is immediate. Mesmerising views across rolling sheep grazing land to the rear provide a constant backdrop, while the south-facing garden offers a private retreat in which to relax and entertain. Despite its semi-rural feel, the property remains conveniently positioned for excellent shopping, leisure and educational facilities, along with superb transport connections, including easy access to Ashford International Station and the high-speed service to London St Pancras.

Further benefits include extensive off-road parking and a double garage, ideal for car enthusiasts, hobbyists or those requiring additional workshop or storage space. Combining space, flexibility and an enviable setting, this is a home that invites you to create your own vision while enjoying the best of country living with town convenience close at hand. Viewing is highly recommended to fully appreciate all that this property has to offer.

SITUATION Hanover Lodge is situated on the A28 just 1.8 miles from this picturesque and welcoming village of Bethersden. The heart of the village offers a wonderful sense of community, with two traditional pubs, a specialist butcher, parish church, primary school and village hall. Leisure pursuits are well catered for too, with a cricket club, recreation ground and a thriving tennis club all contributing to its vibrant rural charm. For a wider selection of shopping, dining and amenities, the popular market towns of Ashford and Tenterden lie in opposite directions, approximately 5 and 7 miles away respectively, offering the perfect balance between country living and everyday convenience. Commuters are particularly well served, with Ashford International Station providing high-speed rail services to London St Pancras in around 37 minutes, making this an ideal setting for those seeking a semi-rural retreat without sacrificing connectivity. The area is also renowned for its excellent schooling options, both state and independent, including the highly regarded Highworth Grammar School, Norton Knatchbull Grammar School, and Ashford School, making this property a compelling choice for families as well as professionals.



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A welcoming entrance hall immediately sets the tone, complete with ample understairs storage to keep everyday life effortlessly organised. Open-plan to a versatile study/music room, this adaptable space has previously served as a cosy snug and could equally provide the perfect home office, creative studio or quiet retreat.

The sitting room to the back of the house is both spacious and beautifully light-filled, enjoying an enchanting outlook across the rear garden and rolling countryside beyond. Glazed sliding doors open directly onto the patio, seamlessly blending indoor and outdoor living during the warmer months, while a Scandinavian-style wood-burning stove creates a warm and inviting atmosphere for cosy winter evenings.

Flowing through French doors, the kitchen/breakfast room forms the heart of the home. Generously sized and thoughtfully designed, it offers contemporary cabinetry alongside integrated appliances including a double Neff oven and AEG induction hob with extractor. There is space for an American-style fridge/freezer and dishwasher, and the rear-facing aspect ensures even washing up comes with inspiring rural views. A glazed door leads into the garden room, perfectly positioned on the southerly side of the house to capture an abundance of natural light. With large windows and French doors opening onto the garden, this delightful space fully embraces the surrounding landscape. Double doors connect through to the dining room, creating excellent flow for entertaining and family gatherings.

Also on the ground floor are two generous double bedrooms. The principal is served by a luxurious fitted bathroom, while the other benefits from a stylish modern shower room, ideal for guests, multi-generational living or flexible family arrangements.

The **FIRST FLOOR** landing, with its generous additional built-in storage, leads to an impressively large room with breathtaking views across countryside to the rear. Currently arranged as a home office and leisure space, its scale offers exciting potential to create further accommodation, such as a master bedroom suite with dressing room, en-suite and Juliet balcony, subject of course to the necessary

permissions. A further double bedroom completes the upper floor. This enjoys attractive views over open fields to both the front and rear – a peaceful and private retreat from the world below. Altogether, the interior offers a wonderful balance of comfort, flexibility and connection to the surrounding landscape, perfectly suited to modern family living.

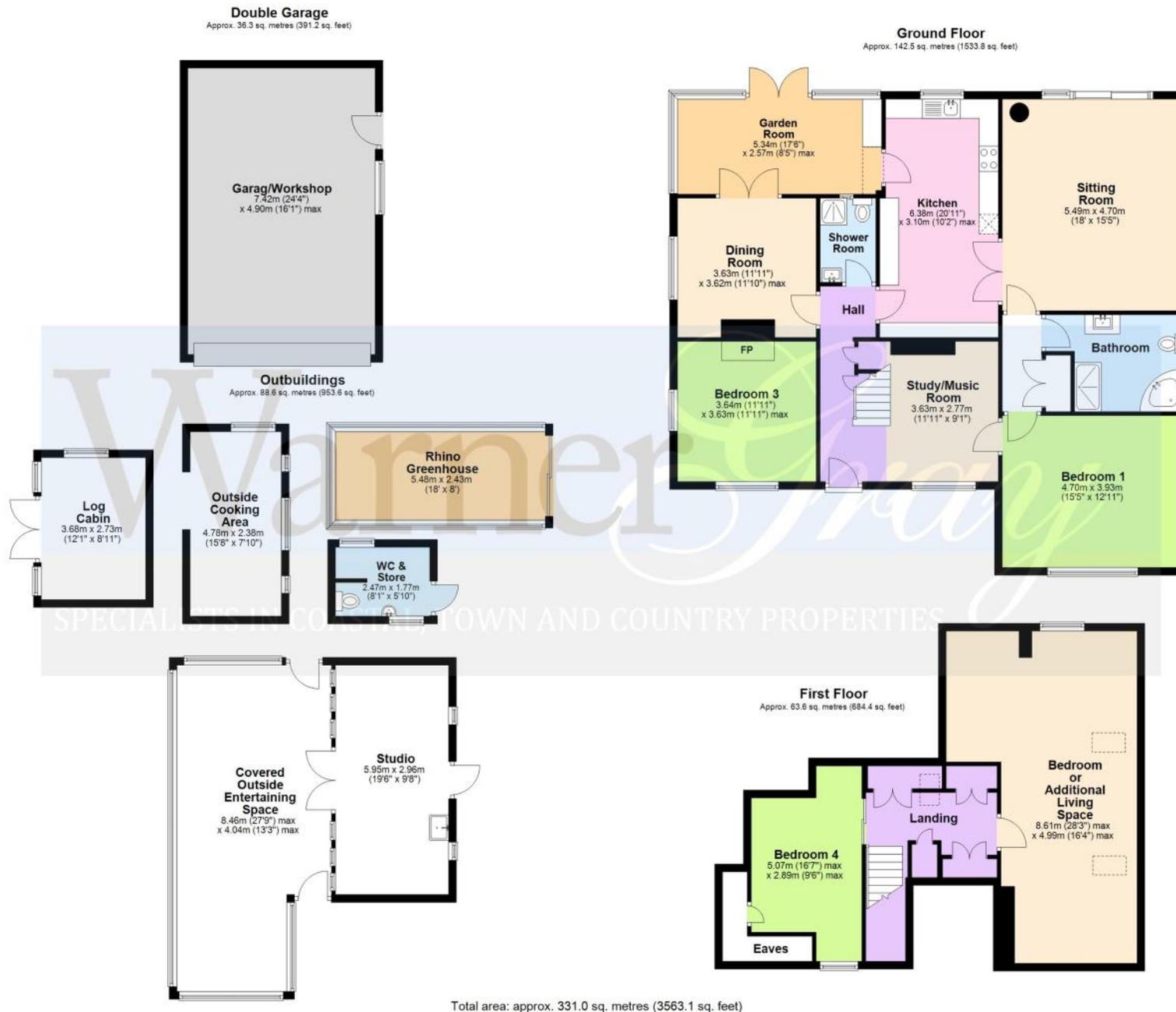
OUTSIDE: Enjoying open fields to the front, the property is approached via an attractive brick-paved drive that sweeps along the side of the house to the garage. A thoughtful dog-leg design provides additional parking and convenient turning space, ensuring practicality for family life and guests alike. The front garden is laid to lawn and framed by a mature hedge, creating a pleasing sense of privacy and greenery from the outset. The detached double garage, fitted with an electric up and over door, offers easy access and excellent storage or workshop potential. A side gate leads to the beautiful south-facing rear garden, a true highlight of the home.

Here, a generous paved terrace provides the perfect setting for outdoor dining and entertaining, complete with a charming log cabin that has previously been used for al fresco cooking. Today, it offers exciting scope as a garden studio, hobby room, entertaining space or peaceful retreat. Beyond, uninterrupted countryside views create a breathtaking backdrop that changes with the seasons. To the side of the house lies an additional area of land where further outbuildings are positioned, presenting a superb opportunity for hobbies, storage or commercial and lifestyle pursuits. This expansive outdoor setting is ideal for children to explore, gardeners to cultivate and nature lovers to enjoy.

A delightful willow hedge leads to a productive garden area featuring raised beds and a substantial Rhino greenhouse, perfect for those with green fingers or aspirations of growing their own produce. Altogether, the grounds offer a harmonious blend of beauty, functionality and lifestyle potential.

SERVICES Mains: water (metered) and electricity. Oil fired central heating. Scandi style log burner to sitting room. Private drainage. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: F. Location Finder what3words: ///elect.music.garlic





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