



The Oaktree,
Brissenden Green Lane, Bethersden, Kent TN26 3JX

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Guide Price : £950,000 to £1,000,000

Contemporary single storey barn conversion set in approximately 2.5 acres of private, south facing grounds (unmeasured) , with impressive eco credentials, substantial outbuilding and exciting potential to further enhance (stp).

There is something particularly appealing about a home that combines an immediate lifestyle with the opportunity to make it your own. Created on the footprint of a former cow barn within the last five years, this individual contemporary single storey conversion combines striking architecture and impressive eco credentials with four bedroom, three bathroom accommodation, an outbuilding with garaging and south facing grounds.

Surrounded by open countryside yet conveniently placed for the village of Bethersden and the towns of Ashford and Tenterden, it is a setting that offers space, privacy and a genuine sense of escape. The house itself provides the foundations for a wonderful country lifestyle, while the driveway, extensive grounds and substantial two storey outbuilding, incorporating garaging and workshop space, still offer considerable scope for the next owners to shape and complete the property in their own way, subject where necessary to the relevant consents.

This is therefore more than simply a contemporary home in the countryside. It is an opportunity to take an already distinctive property and create something entirely personal around it: a place with room to grow, evolve and make your own, while enjoying the peace of its rural surroundings and the convenience of excellent amenities within easy reach.

Situation : The Oaktree enjoys a peaceful rural setting on the fringes of the picturesque and vibrant village of Bethersden. Here, there is a good range of local amenities including two public houses, a specialist butcher, village shop, primary school, parish church, village hall and a variety of sporting clubs and facilities. The surrounding countryside is ideal for walking, cycling and riding, while the nearby towns of Ashford and Tenterden, approximately 5 and 6 miles away respectively, provide more comprehensive shopping, leisure and dining facilities. The area is also well served by a wide choice of state, grammar and independent schools, including Highworth and Norton Knatchbull Grammars and the private Ashford School. For commuters, Ashford International provides high-speed services to London St Pancras in around 37 minutes, with convenient access to the M20 and Pluckley station (4 miles) also within easy reach.

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Accommodation

The main barn extends to approximately 2,248 sq ft and has been thoughtfully designed with generous proportions and a strong connection to the surrounding countryside. At its heart is an impressive open-plan living/family room, with a contemporary wood burning stove and extensive bifold doors opening onto the rear terrace and far-reaching views across the paddocks.

The spacious kitchen is fitted with contemporary cabinetry, integrated Neff appliances and a substantial granite-topped island with breakfast bar, creating a sociable space for cooking and family life. A useful utility room and plant room provide additional storage, with the latter housing the underfloor heating system.

There are four generous bedrooms, including a principal bedroom with en-suite shower room, bifold doors onto the terrace and wonderful views across the grounds. Bedroom 2 also has a private bathroom, while two further double bedrooms are served by the family bathroom.



Outside

The property is approached through a gated entrance, leading to extensive parking and the south-facing grounds beyond. The entrance and driveway remain to be finished, giving the new owner the opportunity to choose the materials and specification. The approximately 2.5 acres (unmeasured) of predominantly level grounds are bordered by mature hedging and trees, creating a wonderfully private setting and an idyllic space for children, pets and enjoying the surrounding countryside. A large rear terrace overlooks the paddocks, providing a perfect setting for outdoor dining and entertaining. There is also exciting potential for further development within the grounds, subject to the necessary consents.

NB: A public right of way along one boundary has been enclosed with high quality metal estate fencing, creating a clearly defined boundary.

Outbuilding Detached from the main house is a highly versatile two storey outbuilding, currently requiring completion but offering the incoming owner the opportunity to shape the final finish. The ground floor provides a double garage with electric roller door and workshop, together with a further room and staircase leading to two first floor rooms. The space offers considerable flexibility, whether as a home office, games room, teenage retreat or additional accommodation.

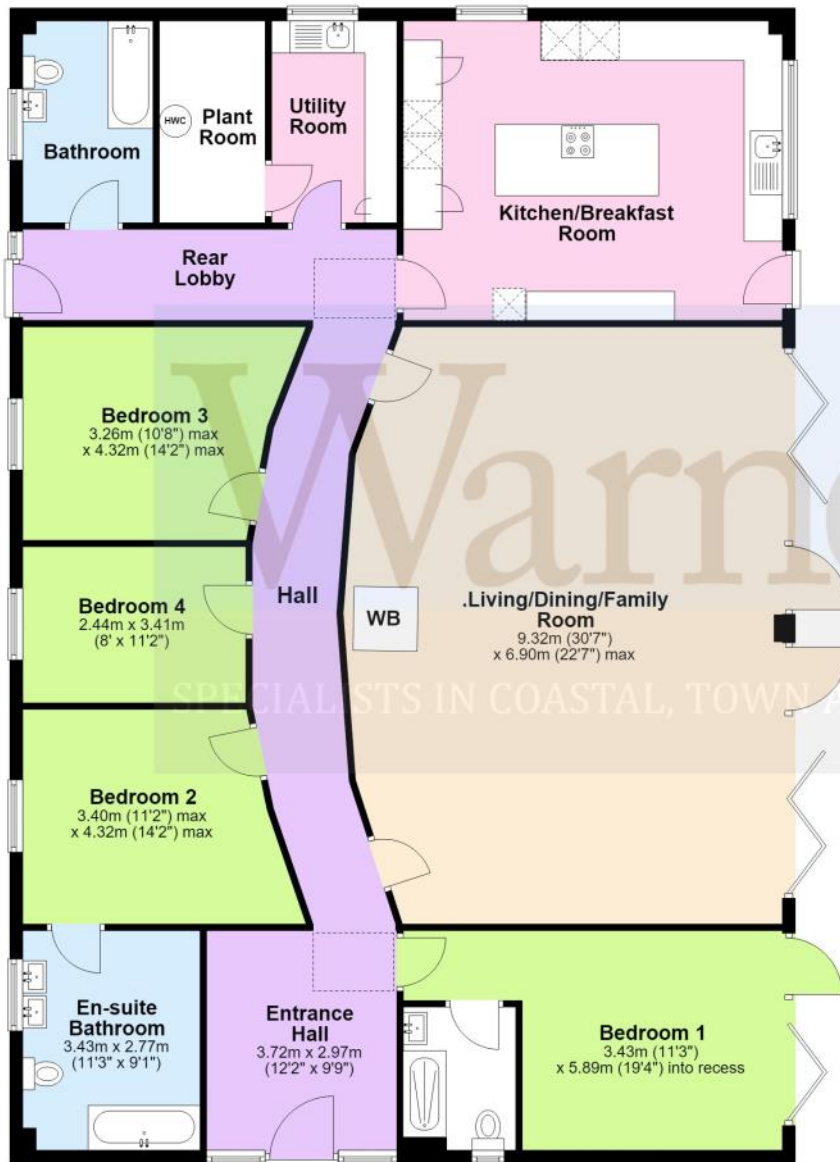
Given the property's attractive rural setting and proximity to popular destinations, there may also be potential for a holiday let or annexe for multi-generational living, subject to the necessary consents.

Services Mains water and electricity. Private drainage. Modern eco features have been installed with long term sustainability in mind including: rainwater harvesting system; solar panels on roof; ground source heat pump; underfloor heating throughout; heat recovery system to every room.

EPC Rating: B. Local Authority: Ashford Borough Council. Council Tax Band: F.

Location Finder: what3words: ///shiny.benched.highlighted

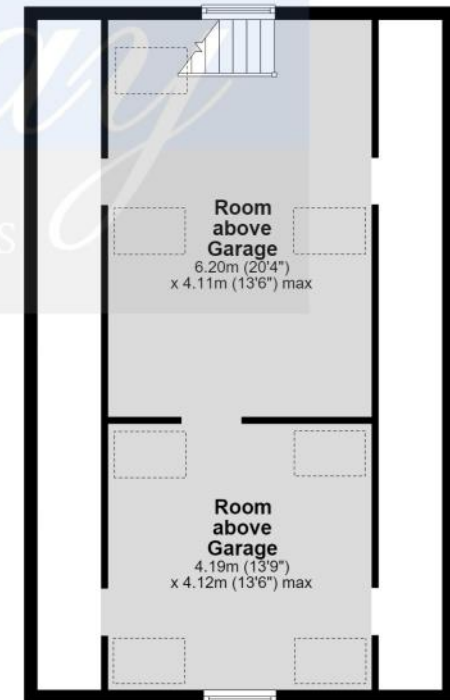
Floor Plan
Approx. 208.9 sq. metres (2248.5 sq. feet)



Outbuilding (Ground Floor)
Approx. 66.2 sq. metres (712.1 sq. feet)



Outbuilding (First Floor)
Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 341.1 sq. metres (3672.1 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



