

Warner Gray

Brittons Hill Cottage

Kenardington, Ashford, TN26 2NF



Brittons Hill Cottage, Kenardington, Ashford, Kent TN26 2NF

Guide Price : £665,000

An enchanting, detached property tucked away in a beautiful rural setting, offering generous three-bedroom accommodation, glorious gardens, a versatile studio, far-reaching countryside views and a driveway with off-road parking.

Tucked discreetly along a country lane between the villages of Appledore and Kenardington, this is a home that feels wonderfully removed from the everyday, seemingly lifted from the pages of a storybook. This part thatched cottage is quintessential English country living at its best, with roses framing the entrance and an abundance of charm, the first impression is quite simply magical.

The cottage unfolds into a spacious and balanced home extended to the rear to create a wonderfully versatile layout for modern life, retaining its warmth and character, while the later additions bring a sense of light, space and contemporary comfort.

Life here is as much about the outdoors as it is the house itself.

The established gardens offer a wonderful setting with countryside bordering one side and views that invite you to enjoy the setting. Imagine summer afternoons with friends in the garden with the terrace providing the perfect spot for a jacuzzi and entertaining.

A separate studio adds another layer of flexibility as a home office, creative retreat, guest space or simply somewhere to escape and unwind. A driveway with parking completes the appeal of this special country hideaway. The property has also enjoyed success as a holiday let, so whether used as a permanent rural retreat or an idyllic second home, this is a property that offers the freedom to shape country living around your own aspirations.

A home of rare charm, character and versatility - where every day can feel a little more like a countryside escape.

SITUATION : Enjoying a wonderfully peaceful position along a country lane between the villages of Appledore and Kendardington, this cottage is perfectly placed to enjoy the very best of Kent countryside living whilst remaining highly accessible. Surrounded by beautiful open farmland and scenic walks, the setting offers a true sense of escape and tranquillity, ideal for those seeking a slower pace of life and a strong connection to the outdoors.

The nearby village of Appledore is one of the area's most picturesque and well-regarded villages, offering a village store, traditional public house, tea rooms, church and railway station, together with a thriving community atmosphere and beautiful period architecture. The historic town of Tenterden lies about 6 miles away and provides an excellent range of boutique shops, supermarkets, cafés, restaurants and leisure facilities. For commuters, Ashford International Station is approximately 8 miles distant and offers high-speed services to London St Pancras in around 37 minutes, whilst the M20 provides convenient road links to London and the coast.

The area is renowned for its excellent schooling options, together with a wealth of outdoor pursuits including walking, cycling and access to the Kent coastline. For wine lovers, the celebrated Gusbourne Vineyard is literally just down the road. Combining idyllic countryside surroundings with excellent connectivity and amenities, this location offers an exceptional balance between rural charm and everyday convenience.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD

Tel.01580 766044 email: info@warnergray.co.uk

WarnerGray



The charming pink front door opens directly into the original thatched part of the cottage, where a wonderfully cosy sitting room, rich in period charm and a wood-burning stove, creates the perfect setting for relaxed evenings. Adjacent to the sitting room is a generous double bedroom, equally full of character.

From the sitting room, a short flight of stairs leads down to the extended lower ground floor where the property opens up dramatically into a surprisingly spacious and contemporary living environment.

The impressive open-plan kitchen/family room provides a wonderful contrast to the original cottage, blending modern style with practical family living. The beautifully fitted shaker-style kitchen is complemented by high-end integrated appliances, extensive storage and a large pantry cupboard, whilst a breakfast bar creates a sociable place for casual dining, morning coffee or entertaining guests. This space offers excellent versatility with ample additional room for soft seating and informal living, or alternatively a larger dining arrangement if preferred. Cleverly tucked beneath the stairs is a large utility cupboard providing practical storage for household essentials.

Positioned to the rear of the kitchen is a stylish modern shower room, ideal for everyday convenience. The ground floor is completed by a delightful conservatory, currently arranged as a dining room. A door from the conservatory opens onto a private east-facing pebble terrace, creating the perfect sunny spot for breakfast or morning coffee.

To the first floor are two further generous double bedrooms, one currently arranged as a twin room, both benefitting from built-in storage and attractive countryside views. These rooms are served by a beautifully presented contemporary bathroom featuring a free-standing bath, perfectly combining comfort and style.

Gardens

The sense of magic and seclusion begins from the moment you arrive. Approached via a driveway providing parking, the property remains almost entirely hidden from view, with neither the cottage nor gardens immediately visible, adding to the wonderful feeling of discovery. A gate opens into the gardens which wrap around two sides of the cottage and enjoy an exceptional sense of privacy and tranquillity.

To one side, mature hedging and high fencing create a wonderfully secluded environment where the garden feels entirely private and protected. To the other, discreet animal safety fencing provides security without interrupting the beautiful open views across the surrounding countryside.

The setting is truly idyllic, with an overwhelming sense of being immersed in nature and countryside. With no neighbouring houses in sight from the garden, the outside space offers a rare degree of peace and escapism.

The main area of garden lies to the front of the cottage and enjoys a sunny southerly aspect, making it an ideal space for relaxing and entertaining throughout the day.

A circular patio provides the perfect setting for outdoor dining and summer gatherings, whilst further tucked-away seating areas to the side of the house create additional peaceful corners to sit, unwind and enjoy the surroundings at different times of day.

Further complementing the outside space is a highly versatile outbuilding which could lend itself to a variety of uses including studio space, guest accommodation, hobbies, a home office or creative retreat. Attached to the rear is a useful store room and, alongside, a covered area ideally suited for a jacuzzi, creating the potential for a wonderfully relaxing outdoor spa experience within this magical countryside setting.

Services Mains: water, drainage and electricity. Oil fired central heating via radiators on the first floor and underfloor heating in the kitchen / family room and conservatory.

EPC: D. Local Authority: Ashford Borough Council. Council Tax Band: E.

Location Finder : what3words: ///helpful.grants.creatures

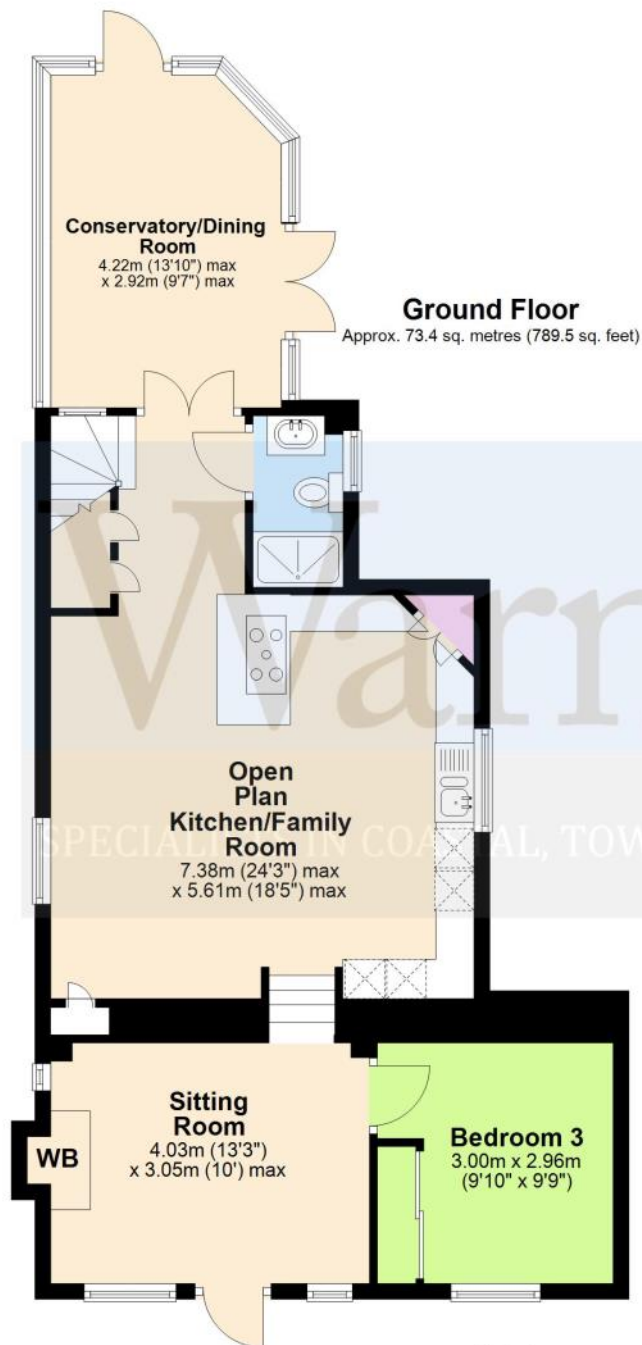


Viewing through WarnerGray Tel. 01580 766044

email : info@warnergray.co.uk



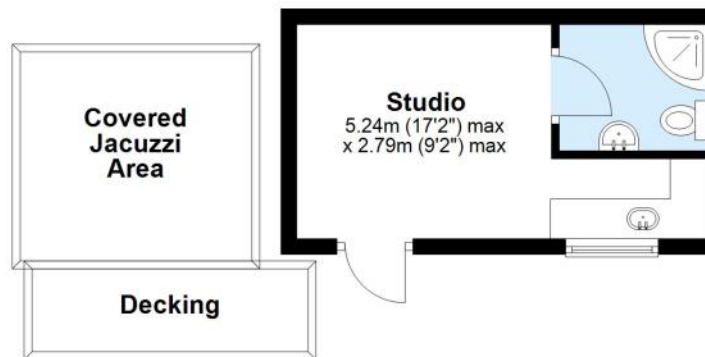




First Floor
Approx. 36.4 sq. metres (392.3 sq. feet)



Outbuilding
Approx. 14.5 sq. metres (156.2 sq. feet)
(excluding Decking, Covered Jacuzzi Area)



Total area: approx. 124.3 sq. metres (1338.0 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.



