



## The Old Workshop, Little Surrenden, Bethersden, Ashford, TN26

- A stunning, 3 bedroom-semi detached chalet style home
- Boasting open plan living on the ground floor
- Stunning kitchen/diner with island & patio doors
- Warmed by underfloor heating & Air Source heat pump
- 10-year Build warranty. Management fee: £350.00 pa approx

**£450,000**

- Set within a quiet setting in Bethersden Village
- Two generous ground floor bedrooms, Principal with en-suite shower room
- Enclosed, private sunny rear garden with Indian Sandstone paving & lawned area
- Driveway providing parking for 2 vehicles
- EPC Rating: B (89) Council Tax Band: E





**Built by the well regarded "Kennett Brothers" - A locally based luxury home-builder with over 20 years experience, whom have delivered quality homes across Tunbridge Wells, Sevenoaks and throughout the South East, designed to be lived in, with the homeowners lifestyle thoroughly in mind.**



The Old Workshop is a beautifully constructed, 3 bedroom, semi detached chalet-style home with accommodation over 2 generous floors. Forming part of a small development of an eclectic mix of luxury homes, situated in the heart of Bethersden. Offering the perfect balance between semi-rural living, with a this home situated in the well regarded village of Bethersden but only a moments drive from all of Ashford's amenities; this home merges effortlessly into the green surroundings whilst boasting a seek & traditional weather-boarded external. With such modern luxuries as underfloor heating, solar panels being brought to the market with no onward chain complications too.

With it's generous open plan theme throughout, the kitchen is located within the heart of the home, boasting a fabulous kitchen island, ample living space & patio doors that lead into the rear garden. It's a space that lures you there, and keeps you within! There is tiled flooring to both hall, kitchen, w/c as well as all bathrooms, and luxury carpets laid within the bedrooms. The generous principal bedroom is found on the ground floor, offering both an en-suite shower room as another set of patio doors that lead out onto the Indian sandstone patio - perfect for that morning coffee! The ground floor is complimented well with the all important addition of a W/C. The stairs rise from the kitchen/diner, where we're in no doubt you'll be equally as impressed. With 2 generous double bedrooms as well as a modern family bath-suite. Via the landing there is a built in storage cupboard, ideal for wardrobe space. Both bedrooms offer a glimpse of the landscaped rear garden as well as offering ample floor space the largest of double beds & free standing furniture if needed. The bath-suite that services both bedrooms on this floor is fitted with wall hung vanity unit, full height tiling & a heated chrome electric towel radiator.

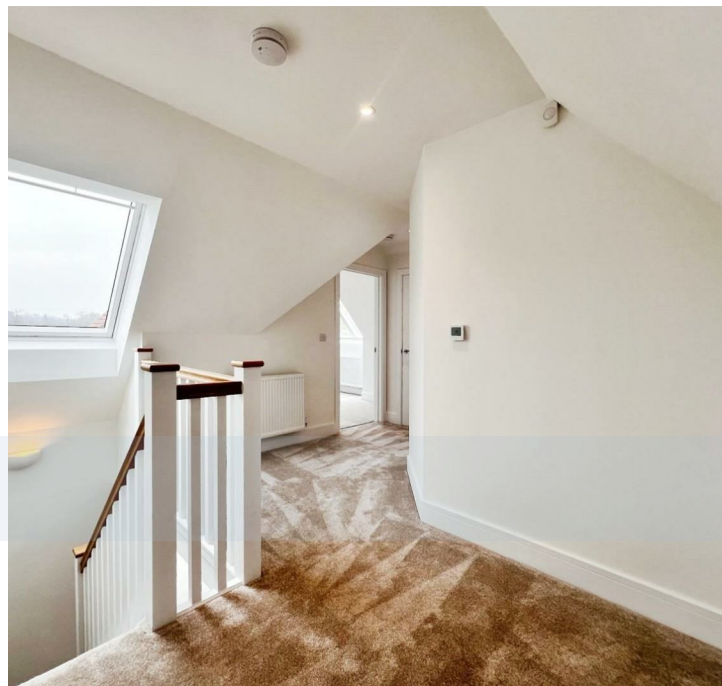
Externally, the home offers that charming patio area, ideal for the summer sun, as well as a laid to lawn section, prefect for hosting friends and family when the weather is kind. Patio doors lead from both the kitchen/diner as well as the principal bedroom ensuring a modern whilst dealing with day to day family life. The garden also boasts side access as well as providing parking to the front via the driveway.

Other features to note are: Bosch fitted appliances in kitchen area, Quartz worksurfaces, undermount acrylic sinks with stainless steel mixer taps and under cabinet lighting. Bathrooms are fitted with Porcelain tiles to both flooring & walls, as well as heated towel rails. The home benefits from a hard wired for an alarm system, as well as security locks on all doors and windows as standard. The heating system: Air source head pump as well as LED downlights to hallways, kitchen and landing + bathrooms. BT Fibre internet has been installed which is direct (CAT 6 Wiring) to lounge/kitchen and each bedroom too. Services connected: Mains water & Electricity

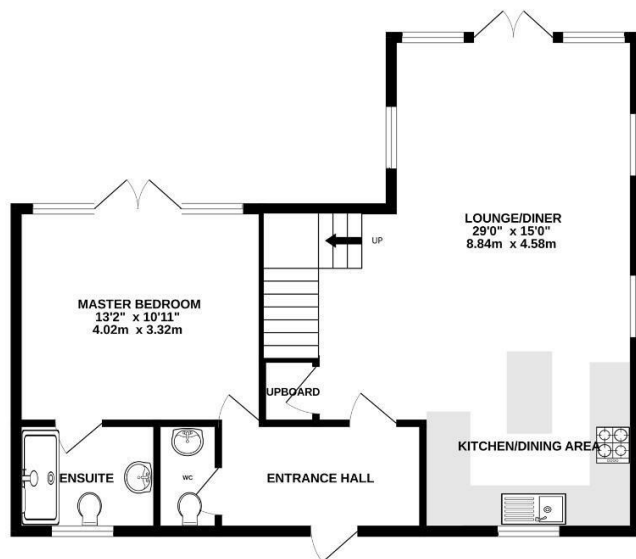
The village lies south-west of the large market town of Ashford with its wide array of shopping and leisure facilities and excellent schooling options. Transport links are well supported with access to the M20 at Junction 9, some 7 miles drive providing access to London and the Eurotunnel and the International Station at Ashford providing fast services to the continent and a 37 minute high speed service to London St Pancras is available. Also, easy parking at Pluckley Station with direct trains to London Bridge/Waterloo East/Charing Cross/Cannon St only 3.5 miles away.



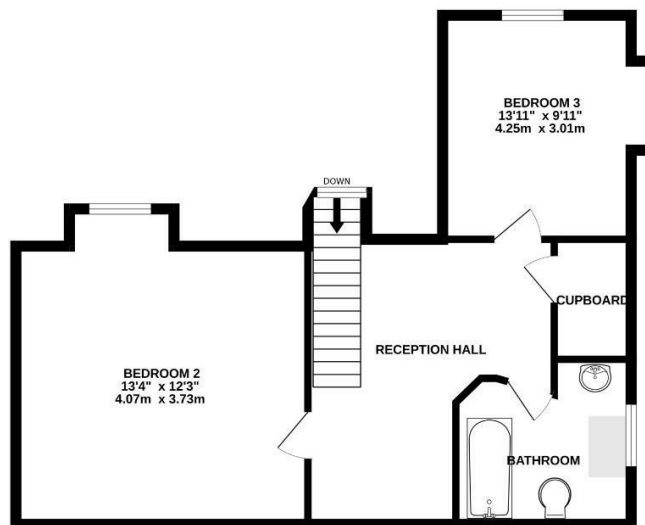




GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Viewings

Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

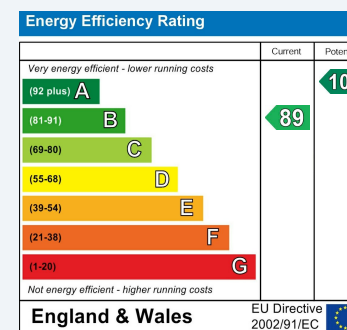
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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