

RIGBY & MARCHANT



Bellerose is an exceptional newly built contemporary Kentish barn, set within over two acres of grounds in a peaceful rural position between the picturesque village of Woodchurch and the historic market town of Tenterden.



Bellerose, Cuckoo's Pit Lane, Woodchurch - TN26 3SX

In Excess of £1,500,000



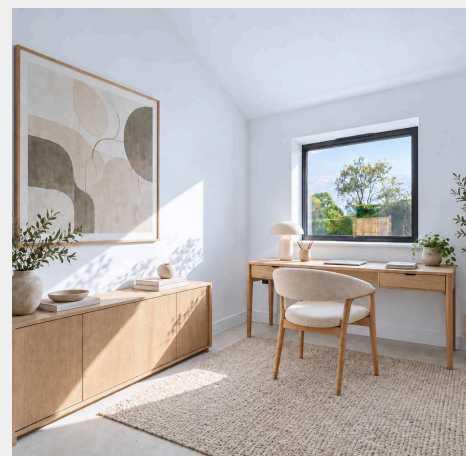
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Designed by Kent Design Studio, the house takes inspiration from traditional agricultural buildings, reinterpreted through clean architectural lines, extensive glazing and beautifully considered contemporary materials. Clad in Siberian larch, which will gradually weather to a soft silver grey, two distinct wings are connected by a striking glazed entrance, creating a natural separation between living and bedroom accommodation.

The single storey living wing is particularly impressive. A substantial open plan kitchen, dining and living space forms the heart of the house, with generous glazing drawing in natural light and framing views across the gardens and surrounding farmland. A separate sitting room provides a more intimate retreat, while a study, pantry, utility room, boot room and cloakroom complete the accommodation.

The adjoining two storey wing provides five double bedrooms; including the principal bedroom suite on the ground floor which benefits from a separate dressing room and direct access to the garden terrace. Upstairs, a magnificent guest suite enjoys far reaching countryside views.





Outside, the grounds extend to over two acres, providing a wonderful sense of space and privacy. An expansive west facing terrace is perfectly positioned for the afternoon and evening sun, while a mature wildlife pond adds natural character to the gardens. The mosaic tiled swimming pool, complete with an integrated sunbathing platform, enjoys open views across the surrounding Wealden countryside. A separate annexe building offers further flexibility.

Considerable attention has been given to energy efficiency, with triple glazing, an air source heat pump, underfloor heating to the ground floor and a three phase electricity supply. The swimming pool benefits from a separate air source and solar heating system.

Bellerose offers a compelling combination of contemporary architecture, generous family accommodation and exceptional outdoor space, with the peace of the Kent countryside and the convenience of nearby villages and towns.

Offered with no onward chain.

Please note that some internal photographs have been virtually staged with digital furniture and wall decoration to illustrate the scale and flexibility of the accommodation. The structure, fixtures and room layouts have not been altered. In addition, a few exterior photographs have been virtually landscaped to show the garden's potential.



There is an excellent selection of private and state schools nearby, and Woodchurch is within the catchment area of Ashford's highly regarded boys' and girls' Grammar schools.

The nearby village of Woodchurch is home to a 12th century church, Kentish smock windmill and local amenities including a traditional butchers & farm shop, a general store with Post Office, coffee shop, Doctor's surgery, primary school and two public houses. Tenterden is a short drive away and boasts a fine array of independent retailers, Waitrose and Tesco supermarkets, as well as a host of excellent cafés, restaurants and public houses.

Ashford International Station (9 miles) offers high-speed services to London St. Pancras in 37 minutes. Headcorn (11 miles) has direct services to London every 30 minutes. The M25 can be accessed via the M20 providing links to Gatwick and Heathrow airports, the Channel Tunnel, ports and other motorway networks.

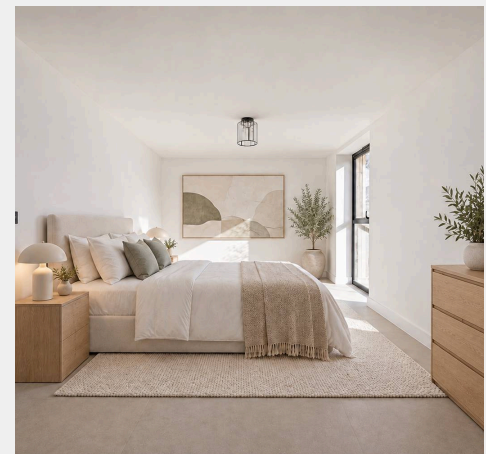
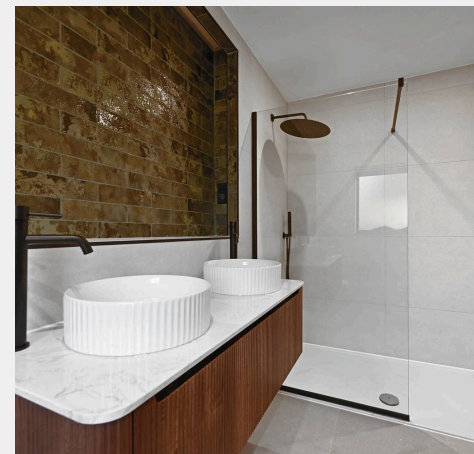
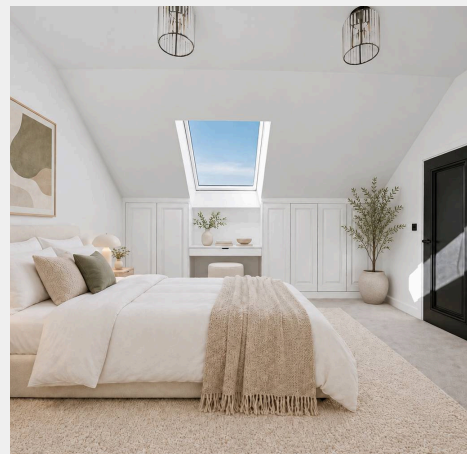
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Fast London rail connections
- Panoramic countryside views
- Magnificent light filled vaulted interiors
- Heated swimming pool
- Energy efficient home with triple glazing
- Two acres of grounds



Cuckoo's Pit Lane, TN26

Approximate Gross Internal Area = 309 sq m / 3327 sq ft

Approximate Annexe Internal Area = 26 sq m / 280 sq ft

Approximate Total Internal Area = 335 sq m / 3607 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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