



18 Lovelace Court, Bethersden, Kent TN26 3AY

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Offers in excess of £550,000

A well presented 4 bed / 2 bath home in a quiet cul-de-sac, with attractive garden, double garage, driveway parking and no onward chain, just a short walk from the centre of the village of Bethersden.

Enjoying a peaceful, tucked away, cul-de-sac setting in the popular village of Bethersden, this appealing four bedroom / two bathroom home combines the ease of village living with the comfort and practicality of a well presented family house. Just a short stroll from the village centre, it offers generous, light filled interiors, an attractive garden and an integral double garage, complemented by a private driveway providing off-street parking. Ready to move straight into, the house also offers scope to personalise the layout and make it your own.

With no onward chain, it presents an appealing opportunity to settle into village life, with the towns of Tenterden and Ashford both around six miles away.

SITUATION: The property sits close to the heart of the picturesque and thriving village of Bethersden, which offers an excellent range of local amenities, including a welcoming pub, a specialist butcher, a parish church, primary school, village hall, cricket club, recreation ground, and a vibrant tennis club. For a wider choice of shops, restaurants, and services, the bustling towns of Ashford and Tenterden lie approximately 6 miles away respectively, in opposite directions.

The area benefits from strong transport connections, with Ashford International providing high-speed rail services to London St Pancras in around 37 minutes and Pluckley mainline station only 2.7 miles distant. Families are well catered for with a primary school in the village and an impressive selection of schools in both the state and independent sectors nearby, including the highly regarded Highworth and Norton Knatchbull grammar schools and Ashford School.

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The front door opens into a hallway, from which all the ground floor rooms are accessed, together with the integral double garage. Immediately to the left is a cloakroom and a particularly useful study, fitted with built-in cupboards and shelving, making it ideal for working from home.

The spacious sitting room is light and inviting, with sliding patio doors opening directly onto the garden. A fireplace with an inset gas-effect coal fire provides an attractive focal point, while the open connection to the dining room creates a natural flow between the two spaces. The dining room comfortably accommodates a large table and additional storage furniture.

The kitchen is well maintained and remains highly functional, with wood fronted wall and base units, a large sink and drainer, a NEFF eye-level double oven and an AEG gas hob with extractor above. There is space for a freestanding fridge-freezer, together with room for a small table and chairs. Leading off the kitchen, a separate utility area provides further fitted cupboards, a worktop and sink, space for a washing machine and tumble dryer, and useful room for coats, boots and everyday essentials. A door leads directly out to the garden.

There is also potential to adapt the ground floor layout to suit individual needs, with the possibility of opening the kitchen into the dining room to create a more open-plan living space, subject to the necessary consents. The integral garage, which is accessed from the hallway, offers a further opportunity to explore additional living accommodation, if desired and subject to any required consents.



Stairs rise to the first floor, where there are four well-proportioned bedrooms, all with built-in storage and space for a double bed, although bedroom four would be better suited to a small double.

The principal bedroom is particularly spacious, with two large built-in wardrobes and an en-suite shower room. Bedroom two, currently arranged as a snug, is also a generous room, as is bedroom three. Bedroom four is presently used as a hobby room. Bedrooms two and four enjoy lovely views across the garden and the pastureland beyond.

Completing the accommodation is a family bathroom, which is perfectly serviceable but offers scope for modernisation to suit personal taste.

Outside To the front, a private driveway provides off-street parking for two vehicles in front of the integral double garage. A lawned area, bordered by mature shrubs, softens the frontage, while a side gate leads to a convenient, screened area for storing wheelie bins.

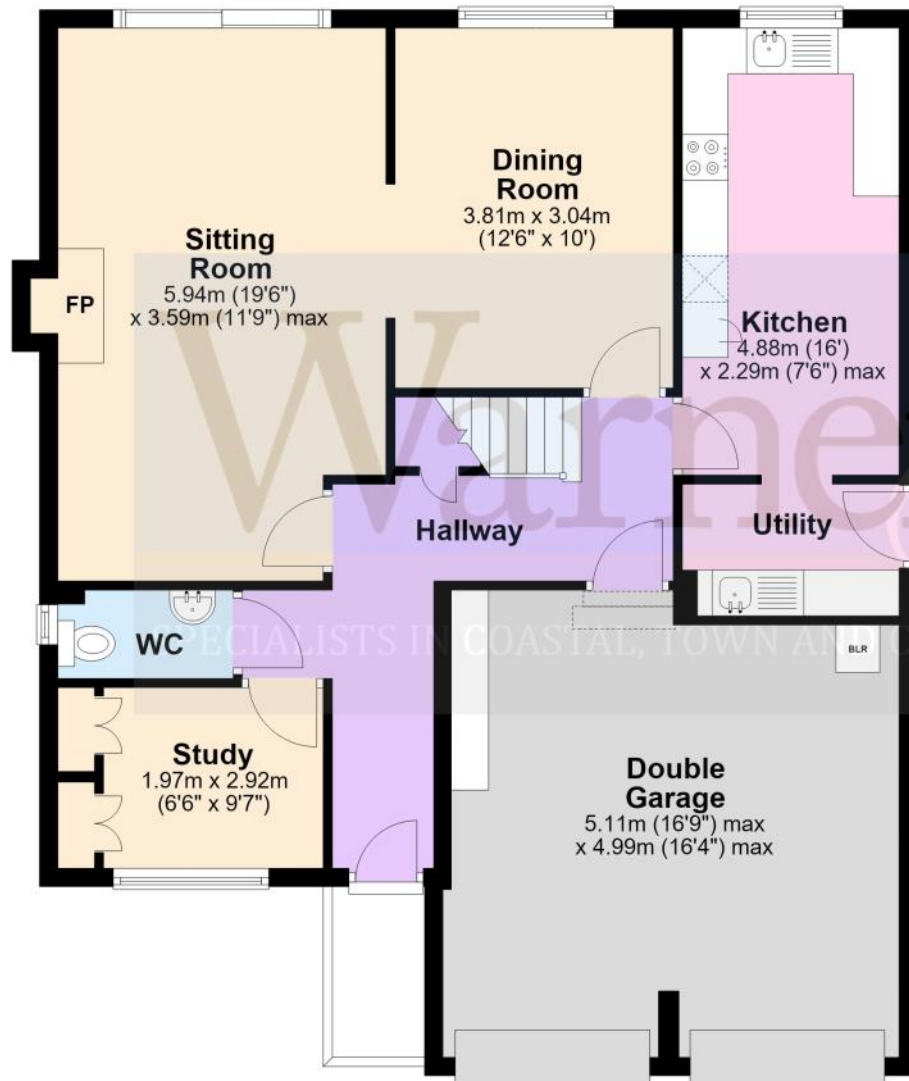
The rear garden is a particularly appealing feature, being a good, manageable size and thoughtfully landscaped. Neatly clipped parterre-style box hedging creates structure and definition around a central lawn, providing an attractive setting in which to relax or entertain. A summerhouse and garden shed offer additional versatility and useful storage.

Services : Mains electricity, gas, drainage and water. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder : what3words: ///downward.wink.reinvest



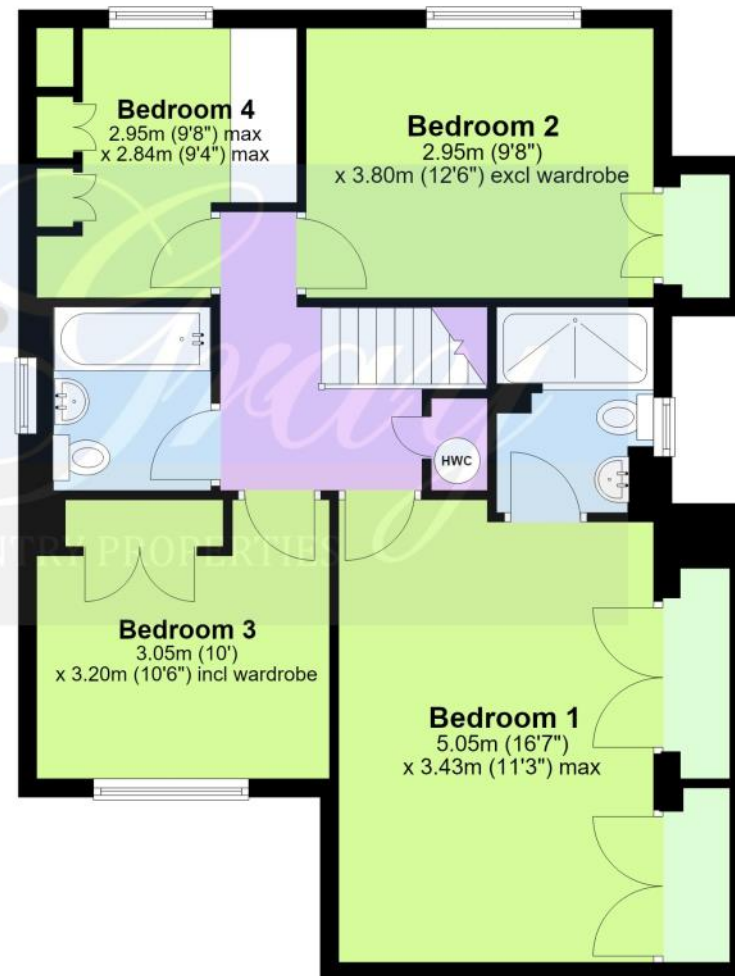
Ground Floor

Approx. 93.7 sq. metres (1008.3 sq. feet)
(excluding Porch)



First Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 161.0 sq. metres (1732.7 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.



