



Parkland
Bethersden | Ashford | Kent | TN26 3DS

Fine & Country presents an exceptional equestrian residence in the heart of the Kent countryside, where elegant modern living and outstanding facilities come together within approximately 16 acres of gardens and pasture.

Set behind electric wrought iron gates and approached via a private driveway, the property immediately conveys a sense of order, privacy, and purpose. The house and yard are thoughtfully positioned, allowing the home to retain its charm and tranquillity while the equestrian facilities operate with complete practicality.

The house has been comprehensively refurbished and stylishly modernised by the current owners. The interiors feel calm and cohesive, blending contemporary finishes with charming character touches. The principal living spaces are arranged to flow naturally from one to another, creating a layout that feels both sociable and intuitive.

At the centre of the home sits a beautifully appointed kitchen and dining space, designed for modern family life. Cabinetry is sleek and understated, with generous preparation areas and a configuration that opens effortlessly into the adjoining living accommodation. A separate utility room provides essential additional storage and laundry space, ensuring the main living areas remain uncluttered.

The sitting room offers a more relaxed retreat, centred around a fireplace with wood burning stove and enjoying a pleasant outlook across the gardens. The bedroom arrangement across two floors provides flexibility for family living, guests, or home working, supported by well-appointed bath and shower facilities.













The formal gardens immediately surrounding the house are quaint and beautifully maintained, with lawns, mature hedging and defined seating areas that invite outdoor dining in the warmer months. Beyond, the land unfolds into well fenced paddocks with water supply, arranged for ease of management and year-round turnout.

The equestrian facilities are extensive and exceptionally well organised. The stable yard is configured to operate efficiently at scale, while still feeling manageable and secure. Twenty-one stables are fully rubber matted and fitted with lighting, with the flexibility to create a twenty second box if the current washroom is utilised for that purpose. Three tack rooms and three rug rooms provide ample dedicated storage, complemented by a feed room and two substantial barns, one of which is divided to create separate internal spaces. An outside office supports the day to day running of the yard.

Training facilities are equally impressive. Two sand and rubber arenas offer excellent all-weather footing; one fully floodlit for evening use. A floodlit Claydon five bay horse walker further enhances the calibre of the setup. Generous parking accommodates cars and horseboxes with ease, making the property ideally suited to private use, training, or an established equestrian enterprise.

This is a rare opportunity to acquire a refined country home paired with facilities of genuine quality, where lifestyle, passion and practicality are seamlessly aligned.

Equestrian Facilities

- 21 stables, fully rubber matted and lit, potential for 22 if washroom is used as a stable
- 1 washroom with lighting
- 3 tack rooms with lighting
- 3 rug rooms with lighting
- 1 feed room with lighting
- 2 barns, one divided to create two separate internal spaces, all with lighting
- Claydon five bay horse walker, floodlit
- 2 sand and rubber riding arenas, one fully floodlit
- Outside office
- 2 kennel





Location

Bethersden offers a charming village setting with a variety of local amenities including a village store and post office, artisan butcher, primary school, the parish church of St Margaret's and a selection of traditional village inns.

Nearby Tenterden provides an excellent range of independent shops, cafés and public houses along its picturesque tree lined high street, together with further everyday amenities.

The area is well served by respected schools catering for all ages, including Bethersden Primary School and Homewood School and Sixth Form Centre in Tenterden. Additional highly regarded secondary and grammar schools can be found in Ashford.

Ashford International, approximately five miles distant, offers high speed services to London St Pancras. Alternatively, Pluckley and Headcorn stations provide direct routes to London Bridge, Cannon Street, Charing Cross and Waterloo in under an hour. The M20 offers convenient access to Dover and Folkestone, as well as the M25 for London and Heathrow and Gatwick airports.

Freehold
Council Tax Band E
EPC Rating D

For mobile phone coverage in this area please look online
Superfast & Standard Broadband is available at the property, for more information please look online
Utilities: Electric / Oil / Mains Water / Cable TV / Satellite / Telephone / Broadband
Drainage is via private septic tank which is understood to be compliant - professional advice should be sought

Guide price £1,500,000 - £1,600,000



Bethersden, Ashford, TN26

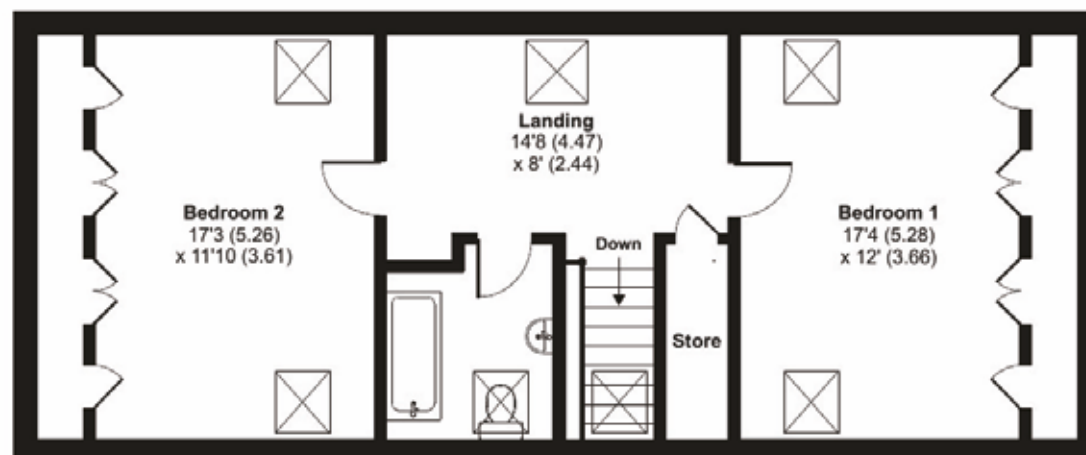
Approximate Area = 1954 sq ft / 181.5 sq m (excludes equipment store)

Limited Use Area(s) = 32 sq ft / 3 sq m

Outbuildings = 5335 sq ft / 495.6 sq m

Total = 7321 sq ft / 680.1 sq m

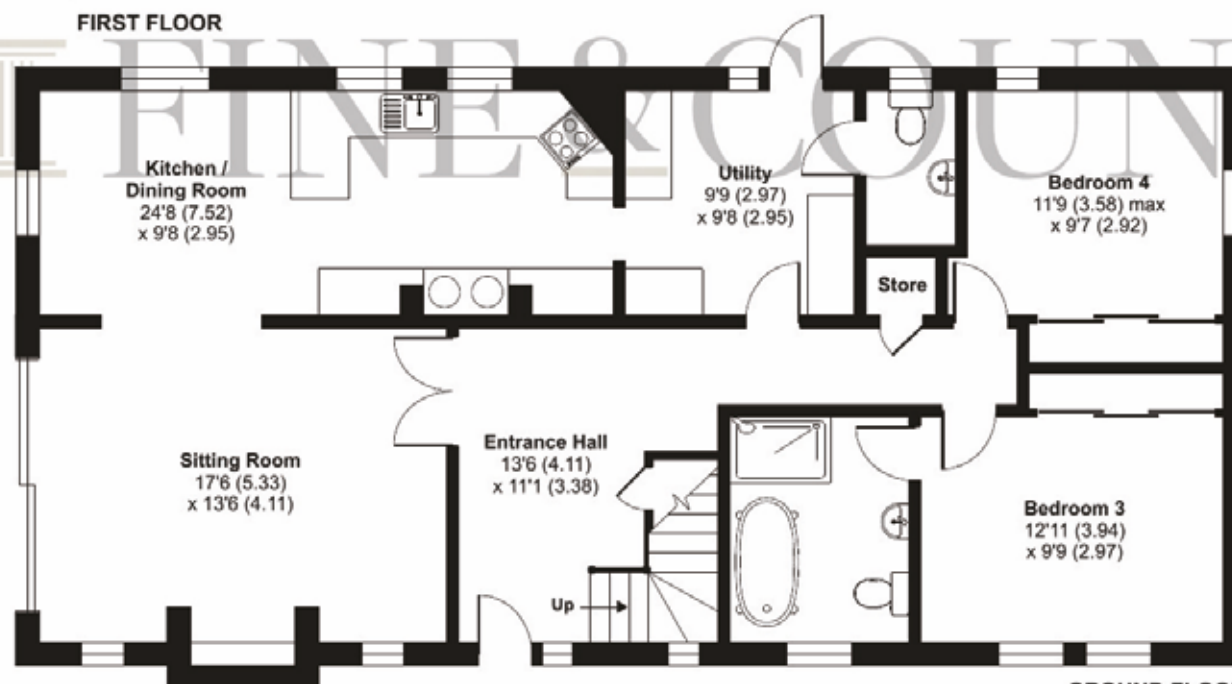
For identification only - Not to scale



FIRST FLOOR



Denotes restricted head height



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bethersden, Ashford, TN26

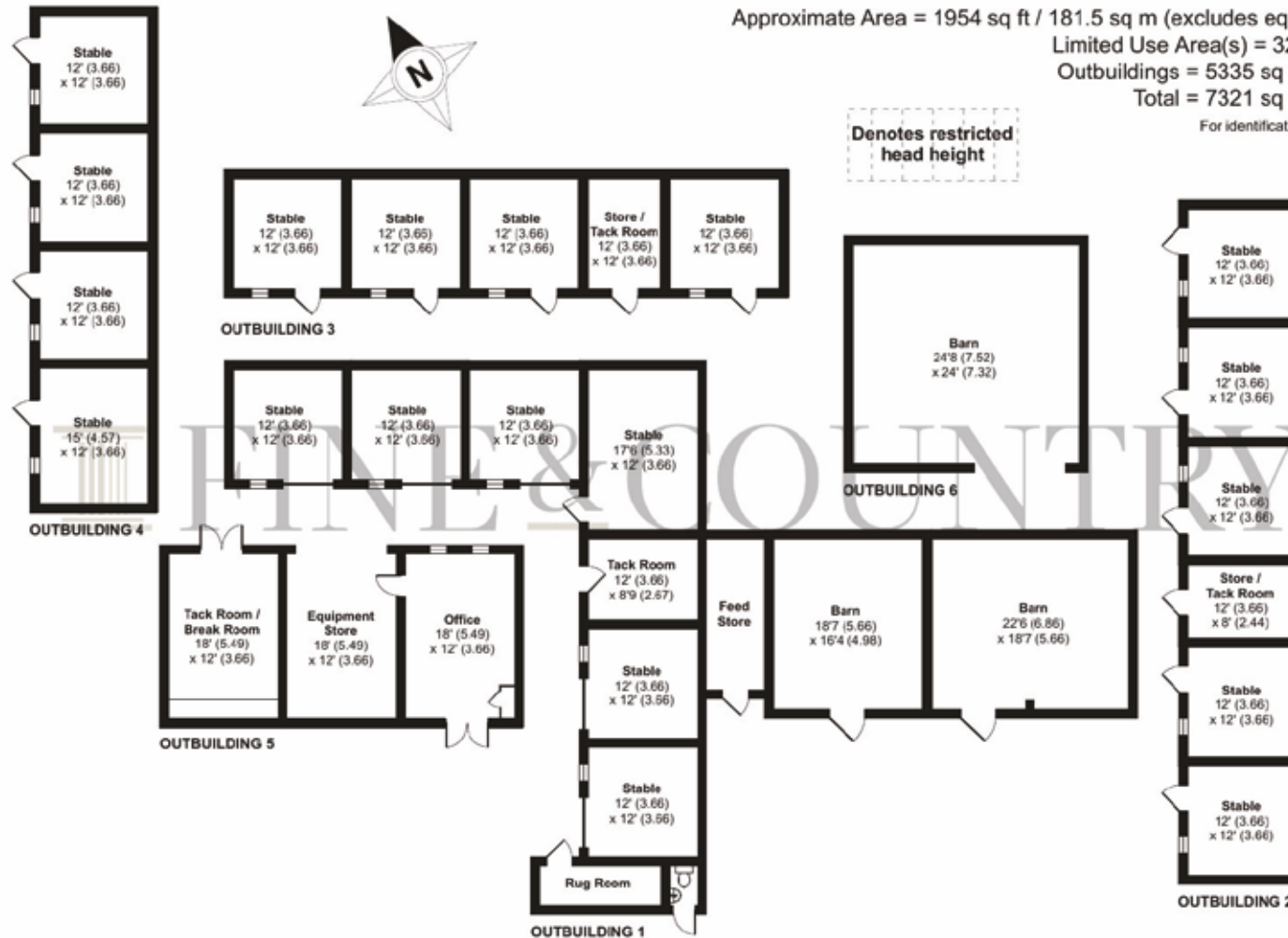
Approximate Area = 1954 sq ft / 181.5 sq m (excludes equipment store)

Limited Use Area(s) = 32 sq ft / 3 sq m

Outbuildings = 5335 sq ft / 495.6 sq m

Total = 7321 sq ft / 680.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country (Kent). REF: 1410529

Fine & Country
28 High Street, West Malling, Kent, ME19 6QR
+44(0) 1732 222272 | westmallings@fineandcountry.com



MIX
Paper | Supporting
responsible forestry
FSC® C113442

