



Willow Cottage, Bethersden, Kent

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# Willow Cottage Bethersden, Ashford, Kent TN26 3EE

A delightful and elegant country house and separate guest barn, in a glorious rural setting with pretty gardens, paddocks, stables, tennis court and swimming pool

Pluckley station 1 mile (London Bridge from 63 minutes), M20 (Junction 9) 7.1 miles, Ashford International station 7.3 miles (London St Pancras from 36 minutes)

**The Principal House:** Entrance hall | Drawing room | Snug | Study | Dining room | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms (1 en suite) | Family bathroom | EPC rating D

**The Barn:** Open plan living/dining/kitchen space, 2 bedrooms, bathroom & shower room EPC rating C

Stables | Garaging | Barn | Gardens | Paddock About 16.5 acres

## The Principal House

Willow Cottage is a beautiful and stylishly presented home with a wonderful feel to it. It is listed Grade II. Having evolved from the picturesque period cottage at its heart, and from which it derives its somewhat understated name, the house has grown over the years to provide an extremely elegant family house.

Set in lovely gardens and with an excellent holding of land, the property has superb leisure facilities and secondary accommodation, all serving to create a wonderful rural idyll in which to live and enjoy life.

The hall opens to the centre of the house, off which the accommodation is arranged. A practical utility room provides a good boot room and laundry space adjoining the very

generous kitchen/breakfast room. Arranged around an island and an Aga, there is space for both a dining table and a sitting area making it the hub of the home, perfectly suited to the needs of modern day family life. The elegant drawing room also has a fireplace and in common with the kitchen, occupies a later edition to the house, enjoying generous proportions and French doors to the garden.

Across the hall a cosy snug and study sit either side of a fine chimney stack with a pair of inglenook fireplaces in the oldest part of the house and adjacent is a super double aspect dining room.

Set above the kitchen, on the first floor the good sized principal bedroom and en suite bathroom have views over the gardens. The guest bedroom is also en suite with the three remaining bedrooms being served by a family bathroom.

Upstairs there are five double bedrooms, including the generous principal bedroom with its en suite shower room and extensive fitted storage. There is one further large bedroom en suite; the first floor also has a family bathroom.

## The Barn

Set a little distance from the house is a stunning oak-framed barn. Built by the current owners, the barn provides a wonderful entertaining space set adjacent to the swimming pool and the tennis court.

The open plan ground floor is divided into kitchen, dining and sitting areas with a shower room to one end. Whilst the building caters for lavish poolside entertaining and complements the leisure facilities, it also provides fantastic guest or family accommodation in addition to the main house, having two bedrooms on the first floor, one of which is en suite.

The barn also offers excellent scope for use as a holiday let or as home office space, subject to any necessary consents.



















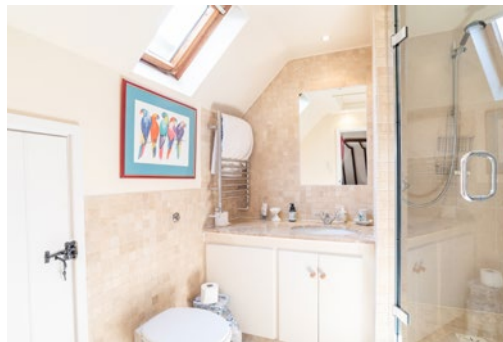
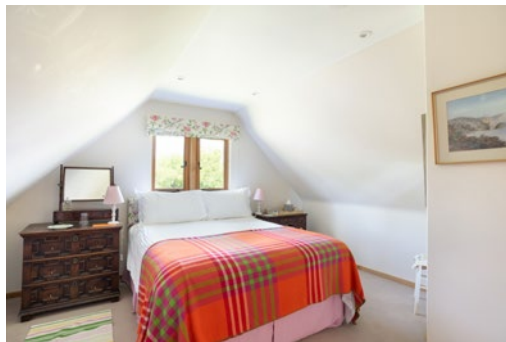














## Outside

The property is set in beautiful and extensive gardens and grounds. A gravel driveway leads to the front of the house passing a picturesque pond. The drive leads the other way to the stable yard which incorporates garaging and an excellent storage barn. The gardens provide well maintained lawns, with established flowerbeds and clipped box hedging. A sunken terrace sits adjacent to the house.

The swimming pool, tennis court and Willow Barn are set discreetly to the south of the house, sheltered by mature hedging.

Beyond the formal gardens are the extensive paddocks, the largest of which has a pond to the centre providing a wildlife habitat. There is an additional access by the junction with the Pluckley Road.

## Location

This property is located in a hamlet of just four houses, amidst pretty countryside between the sought after villages of Pluckley and Bethersden. Pluckley station is conveniently close (1 mile), and allows easy access to various London stations (from 63 minutes). Both villages are well served, with butchers, village Post Offices and pubs, a farm shop, a village hall and a parish church, as well as a primary school.

The well-regarded and nearby town of Tenterden offers a wealth of shops, supermarkets, amenities and leisure facilities. Nearby schools include those in Ashford (outstanding-rated Highworth Grammar School and the independent Ashford School). The King's School and others found in Canterbury are easy to access; the trains from Pluckley also allow children to attend school in Tonbridge, Sevenoaks and elsewhere if desired.

Ashford International station offers services to London St Pancras International from 36 minutes. The M20 (Junctions 8 or 9) provides easy access towards the M25, London and the Kent coast.

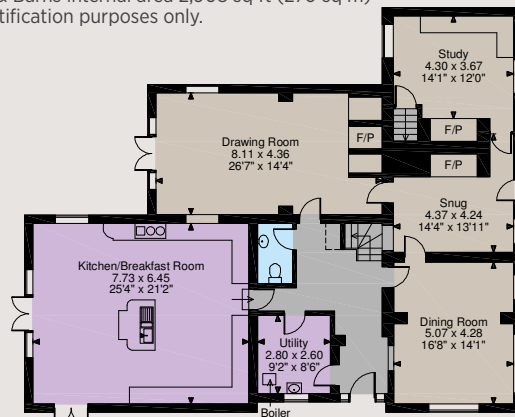




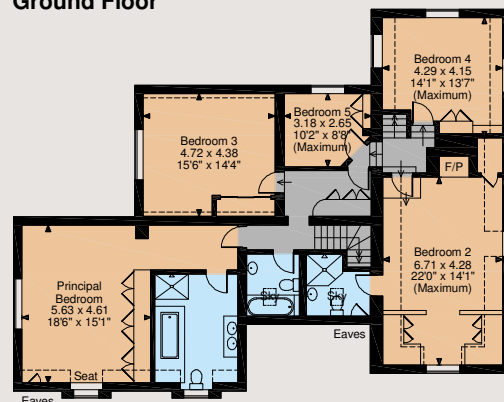




Willow Cottage, Bethersden, Ashford  
Main House internal area 3,345 sq ft (311 sq m)  
Garages internal area 399 sq ft (37 sq m)  
Stables & Barns internal area 2,908 sq ft (270 sq m)  
For identification purposes only.



**Ground Floor**

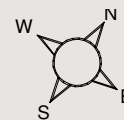
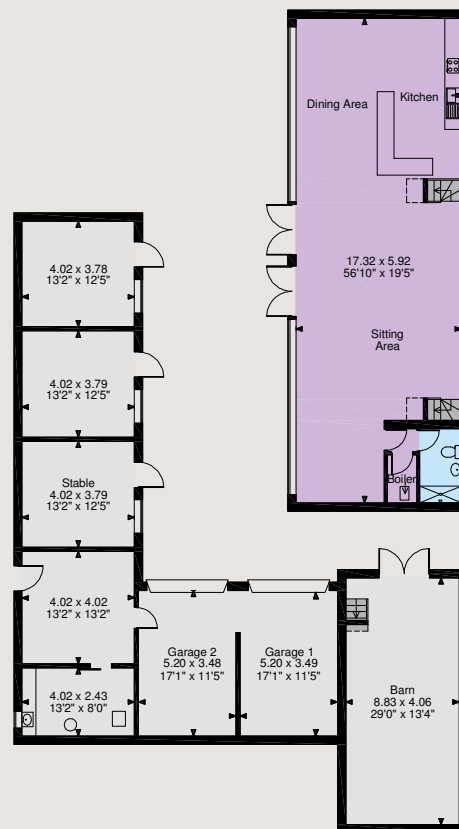


**First Floor**

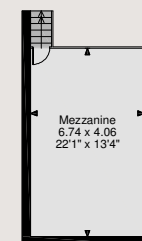
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**Floor Above Barn**



## Directions

From M20 (Junction 8): Exit and join the A20. Pass through Harrietsham. On reaching the roundabout at Charing continue on the A20. Turn right after about 0.25 miles (signed to Pluckley). Continue on this road until reaching Pluckley. As the road descends the hill turn left towards the station. Remain on this road, pass the station and continue for a further mile. Turn left (the first lane on the left after crossing the railway) and Willow Cottage is on the right.

From Ashford: Join the A28 towards Tenterden. Pass Chilmington Lakes on the left. After about 0.5 mile take the second of two left turns into Old Surrenden Manor Road. After about 2 miles, at the crossroads, turn right into Fridd Lane. Keep left at each of the next two junctions. Pass Fridd Farm on the left and Willow Cottage will be the next house on the left.

## General

**Local Authority:** Ashford Borough Council  
**Services:** Mains electricity and water, private drainage and oil-fired heating  
**Council Tax:** Band G **Tenure:** Freehold  
**Planning:** Prospective purchasers should make their own enquiries of Ashford Borough Council  
**Guide Price:** £1,750,000

## Canterbury

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