# Little Foord
# West Brabourne

Strutt & Parker

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**3,114 sq ft (289 sq m) | Freehold**
**4 reception rooms | 3 - 4 bedrooms and 2 bathrooms | Gardens**
**Outdoor kitchen/gym | Cart barn with storage | About 1.35 acres**

**Guide price £1,195,000**

## A compelling combination of old and new, where classic period architecture combines effortlessly with modern elegance.

Nestled within a peaceful rural landscape, Little Foord stands as a fine example of a period home thoughtfully revitalised with a contemporary glass addition. Its proximity to Ashford International provides swift links to London, making it a perfect retreat for those seeking tranquillity without sacrificing connectivity. Stepping inside, you are greeted by a warm, stylish interior where exposed beams, charming inglenook fireplaces, and rich oak flooring combine to deliver an inviting, character-filled atmosphere. The striking glass seamlessly unites the classic core of the house with a spacious, vaulted dining and family room, whose bi-fold doors open directly onto a sunny terrace.

The heart of the home is the remarkable kitchen and dining area. Designed with elegant Shaker-style units, integrated appliances, a quintessential AGA, and a large island with breakfast bar, it is perfectly suited for both everyday living and entertaining. A discreet nook enhances functionality, offering extra workspace and storage, while a door leading to the terrace makes alfresco dining effortless. The adjacent living area, anchored by an inglenook fireplace, flows into a versatile room easily adapted as a study or guest bedroom. The generous sitting room, paired with a snug retreat, sets the scene for relaxation and gatherings. The ground floor is completed by a cloakroom and a laundry room housed in the original bakehouse.

Ascending either of the two staircases, you will find three spacious double bedrooms, two of which feature en suite facilities, and each with enchanting views over the gardens and the rolling countryside beyond

Outside, Little Foord is accessed via a quiet country lane, where double wooden gates reveal a gravel drive leading to the cart barn and parking area.

The meticulously landscaped grounds offer privacy and a variety of spaces for both leisure and entertaining, including a sweeping York stone terrace, a covered decked zone, a BBQ bar with an outdoor kitchen and gym, a greenhouse, and a cart barn. The south-facing walled garden provides a peaceful sanctuary, while broad lawns extend towards open fields, framing beautiful rural vistas.

**Location**

Set within the picturesque hamlet of West Brabourne, adjacent to an Area of Outstanding Natural Beauty, Little Foord is conveniently close to the sought-after village of Wye, famed for its local amenities. Both Ashford and Canterbury are within easy reach, offering extensive shopping, recreational options, and a selection of schools.

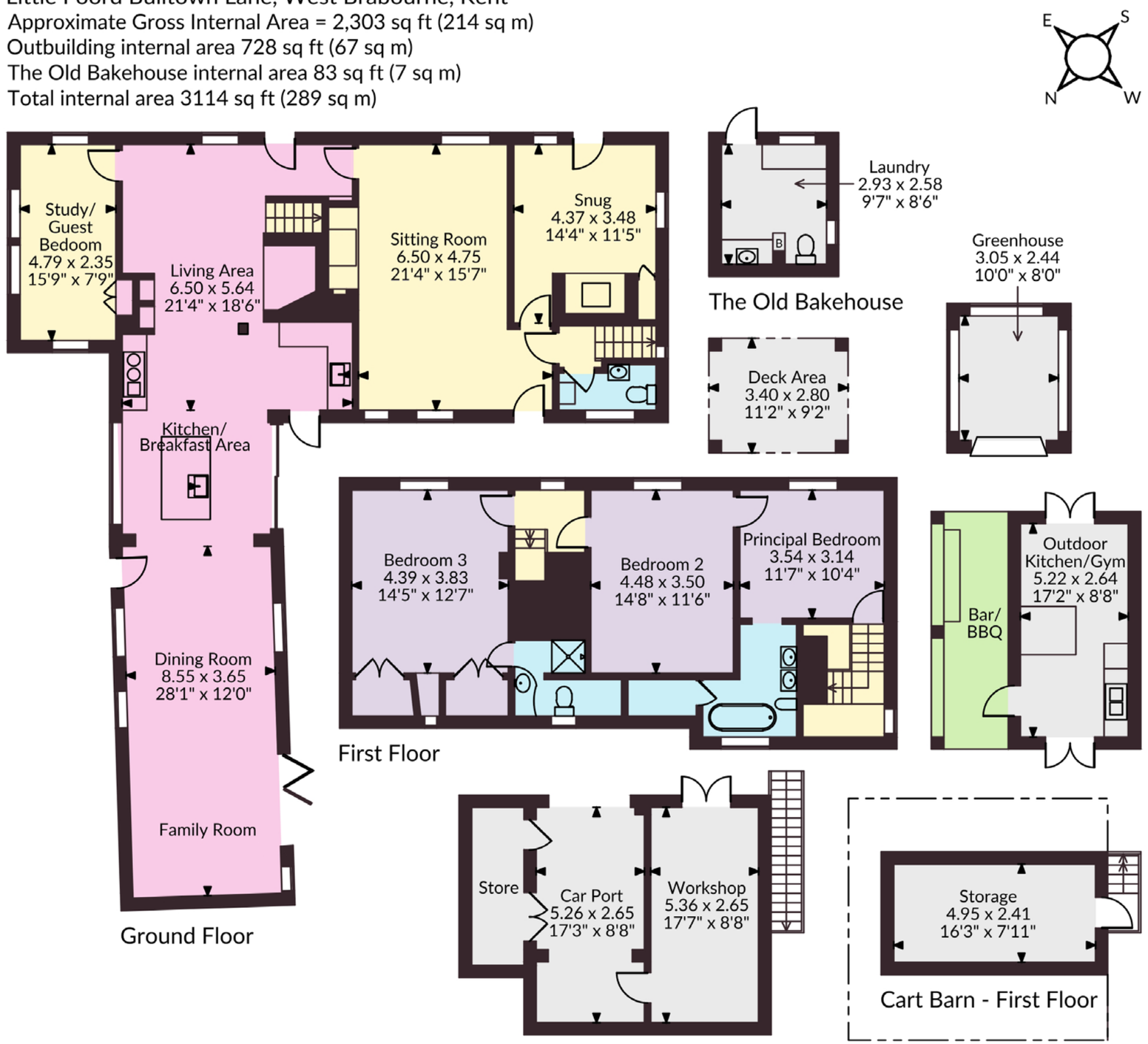
With High-Speed rail access to London (around 36 minutes from Ashford International) and straightforward routes to Continental Europe via Eurotunnel and Dover, this home delivers the best of modern country living in an exceptional setting.

Postcode region: TN25

**General**

Local Authority: Ashford Borough Council
Services: Mains electricity and water. Oil heating. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Little Foord Bulltown Lane, West Brabourne, Kent
Approximate Gross Internal Area = 2,303 sq ft (214 sq m)
Outbuilding internal area 728 sq ft (67 sq m)
The Old Bakehouse internal area 83 sq ft (7 sq m)
Total internal area 3114 sq ft (289 sq m)

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