



Little Foord, West Brabourne, Kent

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Little Foord Bulltown Lane, West Brabourne, Ashford, Kent TN25 5NB

A superbly sited Grade II listed family home with a range of excellent outbuildings, convenient for Ashford International

M20 (Junction 10A) 3.7 miles, Wye 4 miles, Ashford International 6 miles (London St Pancras from 36 minutes), Canterbury 11.8 miles, Eurotunnel 15.1 miles, Port of Dover 22 miles, Central London 62.4 miles

Living area | Sitting room | Kitchen/breakfast area | Dining room | Family room | Snug Study/guest bedroom | Cloakroom | 3 Double bedrooms (2 en suite) | Beautiful gardens Cart barn with storage above | Driveway | The Old Bakehouse (Laundry room) | BBQ bar and outdoor kitchen/gym | Greenhouse | EPC E

About 1.35 acres

The property

Little Foord is a charming Grade II listed, 18th century country home, in a delightful rural location yet highly accessible to Ashford International and London.

The house has a bright and welcoming feel, with exposed mellow beams, inglenook fireplaces and solid oak flooring adding warmth, superbly paired with a notable glass link providing a modern, open space. The gardens are beautiful, backing onto open fields, and arranged into a series of rooms and entertaining areas, with a collection of superb outbuildings.

The day-to-day entrance is via the kitchen/ dining room, a hugely impressive space, with a glass link connecting the main house to a sizeable, vaulted building, housing the dining

room and family area, which has bi-fold doors opening to the terrace.

The kitchen features timeless Shaker style units with integrated appliances, an AGA range, a large island with breakfast bar and a butler sink. A nook provides further workspace, units and a further butler sink; there is also a door leading out to the terrace.

The adjoining relaxed living space has an inglenook fireplace and a door to the end leads to the study/guest bedroom. The generous sitting room, with impressive inglenook fireplace, sits next to the cosy snug. A cloakroom completes the ground floor. There is also a laundry room located in the old bakehouse.

Two staircases rise to the first floor, leading to three characterful double bedrooms (two en suite), each with charming views over the gardens and surrounding countryside.

Outside

Approached via a quiet country lane, double wooden gates open to a gravelled drive which leads to the cart barn and parking area to the rear.

The beautiful gardens are largely laid to lawn, with colourful, year-round plantings and mature boundaries, providing complete privacy and seclusion.

An extensive Yorkstone terrace sits to the rear of the house, providing easy access to the outbuildings, encompassing a series of seating and entertainment areas (including a covered decked area), BBQ bar with 'outdoor' kitchen/ gym, and a greenhouse and cart barn.

A peaceful walled garden area sits to the south, with a large expanse of lawn to the rear, open to the captivating rural views beyond.



















Location

The hamlet of West Brabourne is situated in a beautiful rural location, on the border of an Area of Outstanding Natural Beauty. A short distance away is the popular village of Wye - an attractive village with good local amenities.

A comprehensive range of facilities is offered by Ashford and Canterbury, with their excellent shopping centres, recreational opportunities and choice of schools in both state and private sectors.

The High-Speed train service to London St Pancras runs from Ashford International with a journey time from around 36 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Directions

From Ashford: Take the A20 towards Folkestone. Pass the Tesco and Pilgrims Hospice on the edge of the town then turn left into Bockham Lane. At the T-junction, turn right then take the second left (signposted Bulltown). After 0.5 mile, Little Foord's wooden entrance gates will be seen on the left.

General

Local Authority: Ashford Borough Council

Services: Little Foord has mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Oil heating

Mobile Coverage/Broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,295,000



Little Ford, Bulltown Lane, West Brabourne.
 House 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 3,114 sq ft (289 sq m)



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