



Riverside Manor

Etchden Road, Bethersden, Kent



A breathtaking contemporary home with extensive bespoke accommodation and gardens backing onto the River Beult

A unique luxury detached house offering almost 8,500 sq ft of beautifully appointed accommodation with stylish modern décor and fittings, set in a picturesque rural location between Bethersden village and the bustling town of Ashford. The property has been finished to exacting bespoke specifications throughout.



5 RECEPTION ROOMS



6 BEDROOMS



**7 BATHROOMS
1 CLOAKROOM**



**DOUBLE GARAGE/
DRIVEWAY**



**ABOUT
2.3 ACRES**



FREEHOLD



RURAL



8,467 SQ FT



**GUIDE PRICE
£2,200,000**



The property

A stunning riverside retreat offering an unparalleled lifestyle of luxury, space, and sophistication – Riverside Manor combines breathtaking design with an idyllic natural setting on the River Beult..

The stunning reception hall sets the tone for the entire house, with its exposed brickwork, porcelain floor tiles, double height ceiling and steel and timber staircase rising to the galleried first-floor landing.

Double doors open to the 32ft dual aspect sitting room with a part-vaulted ceiling and double-height windows welcoming plenty of natural light. There is warm wooden flooring and a wood-burning stove, as well as attractive exposed brickwork. The dual aspect drawing room provides further space in which to relax, with bi-fold doors opening onto the rear gardens.

There is also an office for home working, a purpose-built gym with sauna and shower, and a fully equipped cinema room with split-level seating, a projector, integrated sound and stunning lighting design.

The large social kitchen and dining area is ideal for entertaining, with ample space for both a seating area and a large dining table, and has sliding glass doors connecting to the garden. The kitchen itself has Shaker-style units, a central island with a breakfast bar and integrated appliances.

The galleried first floor landing provides access to the six well-presented, generous double bedrooms, including the opulent principal bedroom with its Juliet balcony, dressing room and luxury en suite bathroom fitted with a freestanding bath, dual wash basins and a walk-in shower. Four further bedrooms are en suite, including one with its own dressing room. The first floor also has a large family bathroom with a freestanding bath and a separate shower.

A unique feature of the property is the first-floor "hammock room", with its netted floor suspended across a void over the dining area, which is ideal for relaxing and play.















Outside

At the entrance to the property, security gates open onto the driveway, which provides plenty of parking space and gives access to the detached garaging block for further parking and storage.

The extensive garden includes a patio across the front of the house with a sunny southwest-facing aspect, and a further peaceful patio at the rear. Lawns wrap around the house from front to rear, extending approximately 600ft from north to south and bordering woodland and the River Beult to the eastern boundary.

The garden also includes a pond and two sunken, ground-level trampolines.

The gardens extend to the banks of the picturesque River Beult, offering peaceful waterside views of the ancient woodland and abundant wildlife. Beyond the lawned gardens lies a private area of ancient woodland, carpeted with bluebells each spring — a magical natural sanctuary on your doorstep.

Location

The property is set in a rural position on the outskirts of the Kentish village of Bethersden, with local shops, a church, Post Office, the community owned George Pub which just won the regional CAMRA Pub of The Year award 2025. There is a cricket club as well as a recreation ground with tennis and basketball courts, a football pitch and children's play area. The local villages, including Woodchurch, offer a range of further amenities. More comprehensive leisure, educational and shopping facilities including supermarkets are found in nearby Ashford and Tenterden.

The property enjoys easy access to coastal beaches at Camber Sands (22 miles) and Littlestone (17.8 miles), where there is also an excellent links golf course.

Communications are excellent: local roads link to the M20 and major motorway network beyond. Pluckley station offers regular services to multiple London stations and High Speed trains from Ashford International reach London St Pancras and Eurostar services in less than 40 minutes. There is good access to the Continent via the Port of Dover and Eurotunnel.



Distances

- Bethersden 1.6 miles
- Pluckley 3.3 miles
- Ashford 4.5 miles
- Tenterden 7.5 miles
- Headcorn 9.2 miles
- Canterbury 17 miles
- Maidstone 19 miles
- Central London 60.7 miles

Nearby Stations

- Pluckley
- Ashford International

Key Locations

- Godinton House & Gardens
- Sissinghurst Castle Garden
- Colonel Stephens Railway Museum
- Tenterden
- Leeds Castle

- Bodiam Castle
- Chapel Down Vineyard
- Biddenden Vineyards
- Ashford Designer Outlet
- Dover Castle

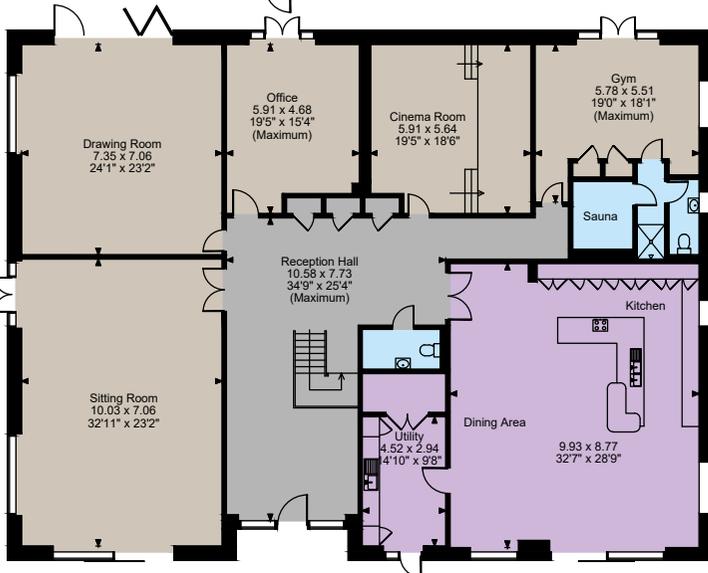
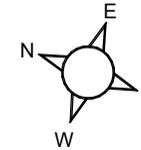
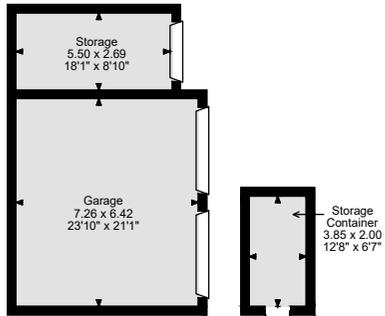
Nearby Schools

- Local village primary schools
- Ashford School
- Benenden School
- Bethany School
- Cranbrook School









Ground Floor



First Floor

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

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Floorplans

Main House internal area 8,467 sq ft (787 sq m)
 Garage internal area 679 sq ft (63 sq m)
 Storage Container internal area 83 sq ft (8 sq m)
 Total internal area 9,229 sq ft (858 sq m)
 For identification purposes only.

Directions

TN26 3DR

what3words: ///postcard.argue.brighter - brings you to the driveway

General

Local Authority: Ashford Borough Council

Services: 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 and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Canterbury

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