



# Riverside

The Forstal, Mersham, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A handsome, unlisted period home set in an enchanting river garden, together with a detached holiday let.

Riverside is set in the popular village of Mersham with charming views across fields and a beautiful garden, imbuing a sense of country living yet accessible to village and town amenities. The house offers six bedrooms, together with a detached cottage that provides a healthy rental income.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**PRIVATE PARKING**



**RIVER GARDEN**



**DETACHED HOLIDAY LET**



**VILLAGE**



**2,726 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

Situated in well-regarded Mersham village, the property is just a short distance from schools, pubs and the village shop, together with good access to Ashford International station with its speedy links to central London.

The accommodation flows from a light and spacious reception hall. The bright triple aspect sitting room has a feature fireplace fitted with a wood-burner. Adjacent is the dining room and opposite is the cosy snug, with brick fireplace and a further wood-burner.

The superb kitchen is fitted with a range of wall and base units, a large central island with breakfast bar, and modern integrated appliances. There is a door to the side aspect and bi-fold doors open to the pergola-covered terrace area, with views over adjoining fields and river garden, providing a calm and peaceful space to relax and unwind, ideally for al fresco dining. There is also a utility room with cloakroom and a door to the side terrace.

The bedrooms are accessed from the first floor landing. The principal bedroom has bow windows with seating to two aspects, and benefits from an en suite bathroom. The first floor accommodation also provides three further bedrooms, one with an en suite shower room and another with a useful sink, together with a family bathroom with corner bath. One of the bedrooms is currently arranged as a study.

The property's two remaining bedrooms can be found on the second floor, one with an en suite shower room.

### Riverside Cottage

Detached Riverside Cottage comprises an open plan kitchen/sitting/dining room with an impressive, vaulted ceiling, and a bedroom with en suite shower room. Sliding doors open to a private patio with views over fields to the rear.

The cottage is currently let through holiday rental websites and provides a healthy additional income.





















## Outside

Set behind low-level stone walling, the property is approached over a gravelled driveway providing private parking.

The garden is a magical place with ducks and moorhens flowing along the serene East Stour river which gently meanders through it. The principal garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and mature trees, bisected to the rear by the East Stour, which has a footbridge leading to the lightly wooded lawn area, providing a cooler retreat on a hot summer day, with secondary parking area access via a five-bar wooden gate. The purchaser of this delightful property will benefit from riparian fishing rights on the river.

The garden has numerous seating areas and several paved terraces, all ideal for entertaining and al fresco dining, the whole screened by mature trees and enjoying views over the river to surrounding countryside.

## Location

Mersham is a highly desirable and accessible village located to the south-east of Ashford. The village has a church, village hall, shop, pub and primary school. Further amenities are available in neighbouring villages. The area offers a good selection of state primary, secondary and grammar schooling together with independent schools.

Ashford has well-regarded schools and a good array of town centre shops. Together, Ashford, Folkestone, Canterbury and, slightly further afield, Maidstone provide a complete range of recreational, service, cultural, medical and shopping facilities.

Communications in the area are excellent. The nearby M20 gives good road access to major regional centres, the M2 and the motorway network, the A28 connects to Ashford, and Ashford International station offers High Speed rail services to London St Pancras in around 36 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.



## Distances

- M20 (Junction 10A) 1.9 miles
- A28 (Ashford Road) 4.4 miles
- Ashford 6.1 miles
- Folkestone 13.2 miles
- Canterbury 16.6 miles
- Maidstone 24 miles
- Central London 59.8 miles
- London Gatwick Airport 61.1 miles

## Nearby Stations

- Ashford International (London St Pancras from 36 minutes)
- Ham Street
- Wye

## Key Locations

- Kent Downs National Landscape
- Wye Crown
- Poulton Wood Nature Reserve

- Ashford Museum
- Godington House & Gardens
- Leeds Castle
- Chilham Castle
- Canterbury Cathedral
- Dover Castle
- Walmer Castle & Gardens
- Deal Castle

## Nearby Schools

- Mersham Primary School
- Smeeth Primary School
- Aldington Primary School
- Spring Grove School
- Numerous nearby village schools
- The Norton Knatchbull School
- Ashford School
- Wye School





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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,359 sq ft (219 sq m)

Sheds internal area 194 sq ft (18 sq m)

Annexe internal area 367 sq ft (34 sq m)

Total internal area 2,920 sq ft (271 sq m)

For identification purposes only.

## Directions

TN25 6NU

**what3words:** ///take.procured.cosmetic- brings you to the driveway

## General

**Local Authority:** Ashford Borough Council

**Services:** All mains services; gas heating

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

**Council Tax:** Band G

**EPC Rating:** Riverside - E; Riverside Cottage - D

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

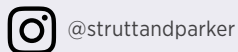
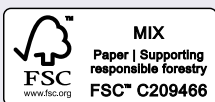
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## Canterbury

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