



## 2 Orchard Field, Bethersden, Ashford, TN26 3AN

Guide Price £350,000 - £375,000



GUIDE PRICE £350,000 - £375,000. NO ONWARD CHAIN.

Four-bedroom semi-detached home with large open plan reception space, family bathroom, en-suite shower room, garage and driveway, situated in the popular village of Bethersden and within walking distance of amenities and the village primary school.

The accommodation is set over three floors. The ground floor comprises entrance hall and stairs to first floor with storage beneath. Doorways lead to the kitchen and sitting room with archway through to the dining room and a further doorway leading to the kitchen. The kitchen is fitted with a range of wall and base units with integrated oven, gas hob and extractor above with space for further appliances. A doorway leads out to the side passage, providing access to the rear and front gardens and the garage.

The first floor offers two double bedrooms, both with built in storage, a third single bedroom and the family bathroom. Stairs lead up to the second-floor loft conversion which offers a bright double bedroom with eaves storage and en-suite shower room.

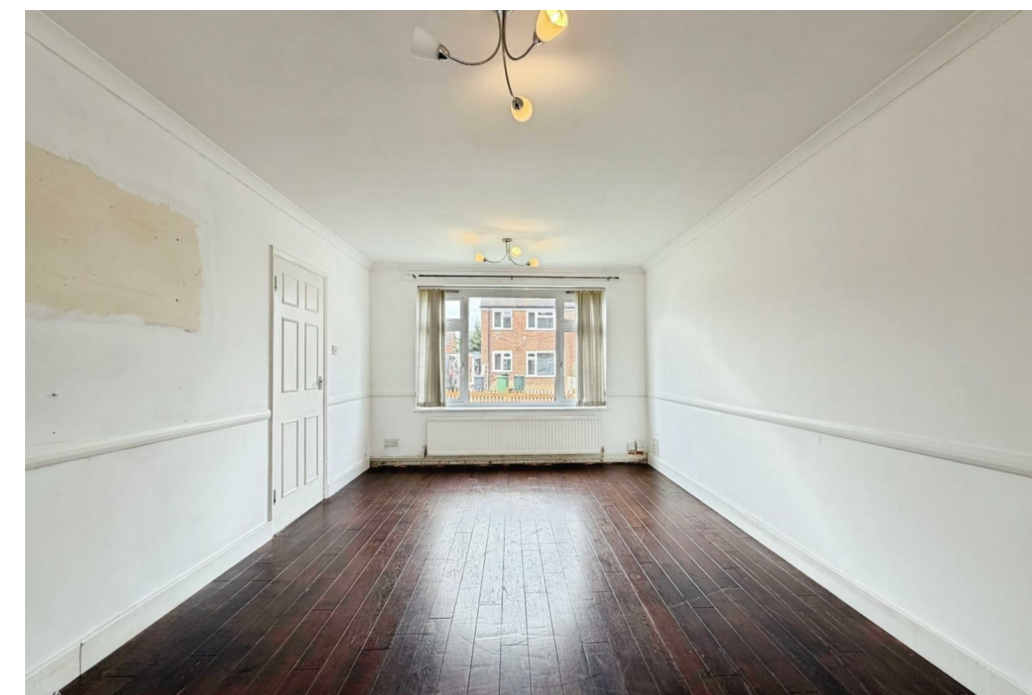
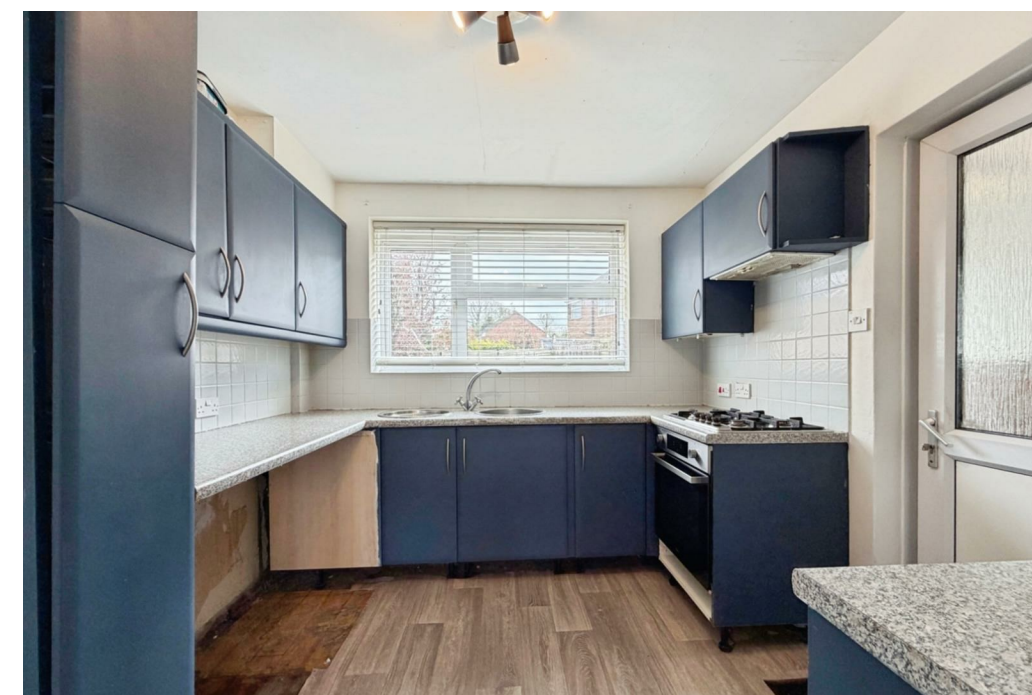
Externally, the rear garden is mainly laid to lawn with rear access into the passage way leading through to the front driveway, with doorway offering side access into the garage. The front garden offers a further lawn area and driveway providing off-road parking leading to the garage.

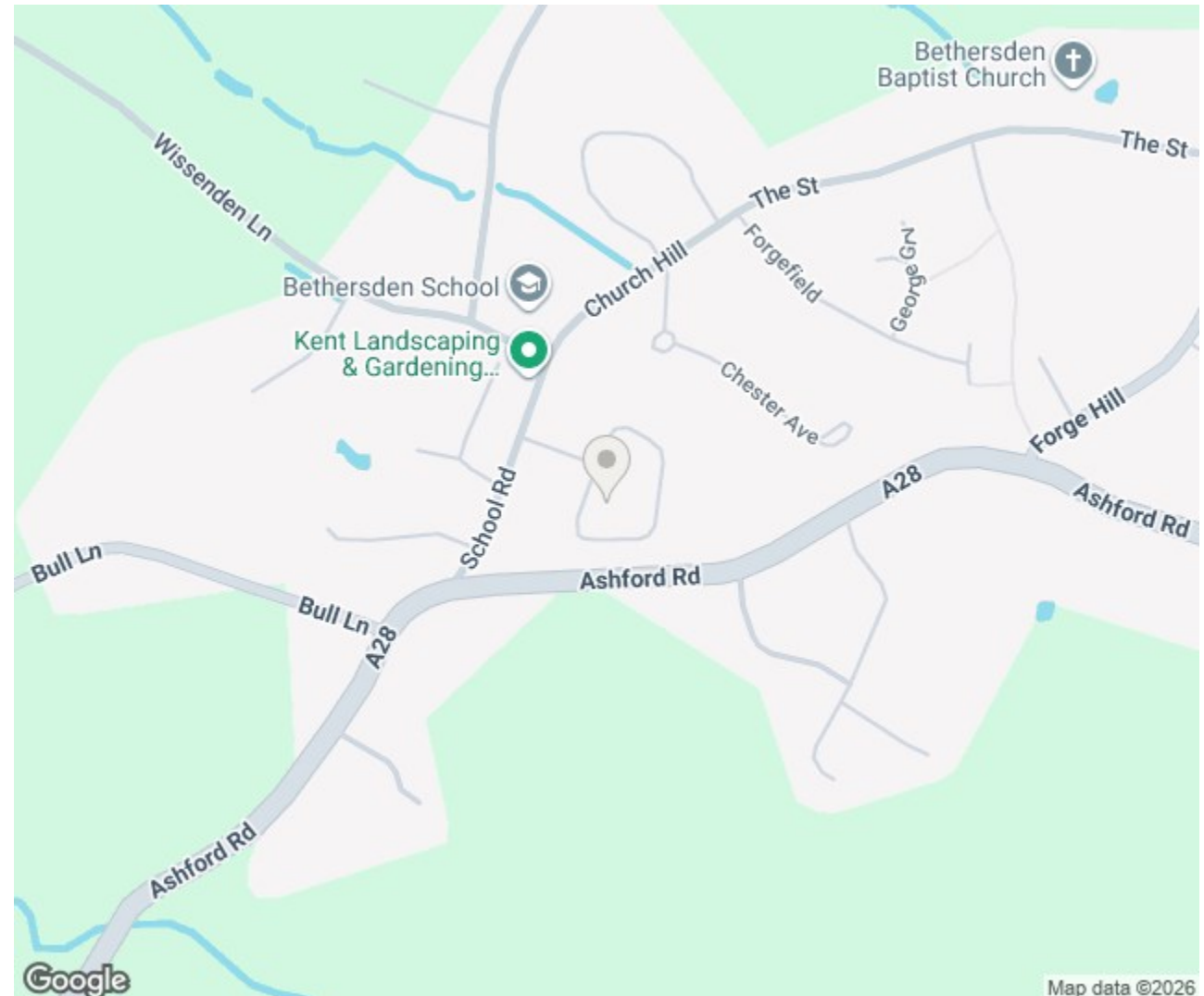
The property is in the popular village of Bethersden, a sought after semi-rural village with a primary school and a range of local shops including a Butchers, General Store and Post Office, hairdressers, two village pubs, a Church and a Chapel.

The village lies south-west of the large market town of Ashford with its wide array of shopping and leisure facilities and excellent schooling options. Transport links are well supported with access to the M20 at Junction 9, some 7 miles distant with access to London and the Eurotunnel and the International Station at Ashford providing fast services to the continent and a 37-minute-high speed service to London St Pancras is available. Also, easy parking at Pluckley Station with direct trains to London Bridge/Waterloo East/Charing Cross/Cannon St only 3.5 miles away.

The surrounding area is well known for its excellent range of schools both in the state and independent sectors including grammar schools for boys and girls. Mainline rail services are available at Headcorn and Ashford including 37-minute High Speed trains into London.

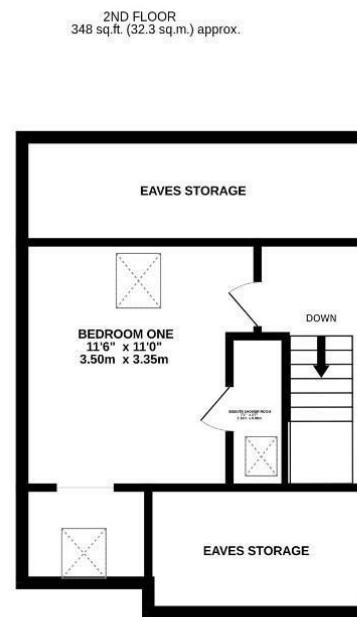
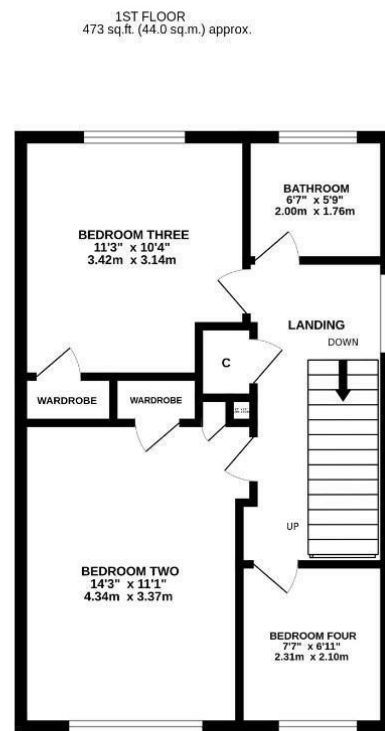
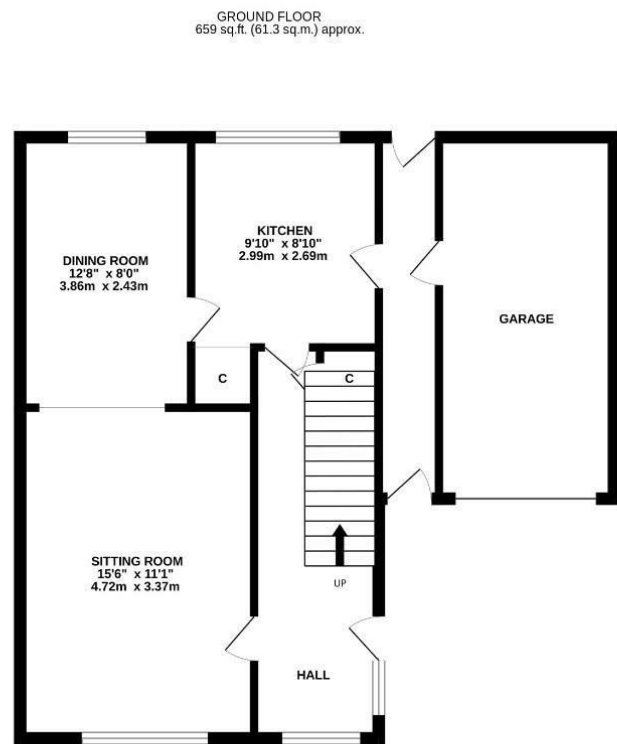
Tenure - Freehold  
Services – Mains Water, Sewerage, Gas and Electricity  
Broadband – Speed of 1000mb available  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low





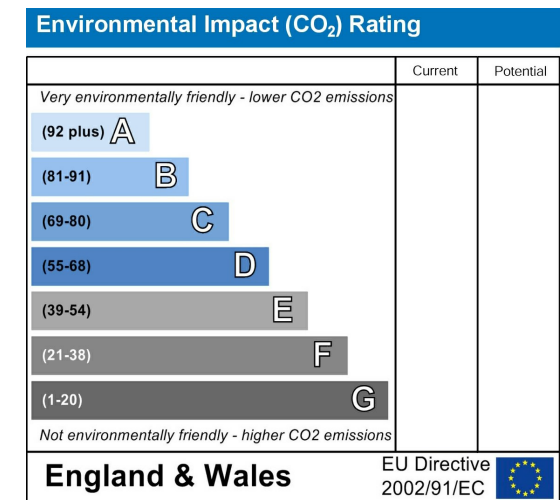
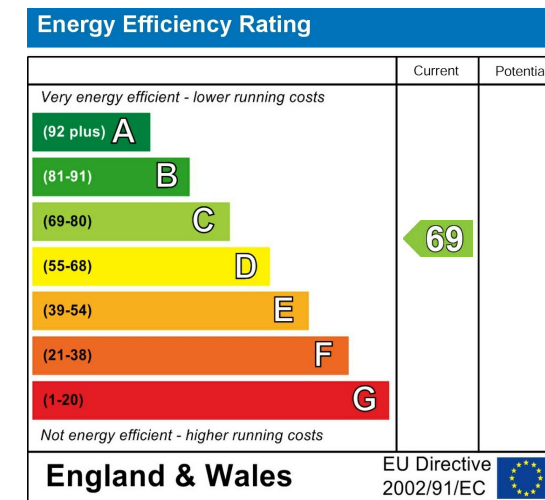
Tenure: Freehold  
Council Tax Band: D

- SEMI DETACHED FOUR BEDROOM HOME
- LOFT CONVERSION WITH EN-SUITE SHOWER ROOM
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES AND PRIMARY SCHOOL



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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