





# Old Toll Cottage, Bull Lane, Bethersden, Kent, TN26 3HA

Guide Price £575,000 - £600,000



GUIDE PRICE £575,000 - £600,000. NO ONWARD CHAIN. Detached character cottage positioned on a 0.3 acre (tbv) plot with flexible accommodation offering up to five bedrooms, a spacious kitchen with utility room and a generous garden with ample off-road parking and double car barn, situated in the popular village of Bethersden and within walking distance of amenities and the village primary school.

The accommodation offers a spacious kitchen fitted with a range of cream shaker style wall and base units and central island with wooden worksurfaces and ceramic sink, integrated oven, gas hob and dishwasher. Doorways lead to the hall and through to the utility room with complementing units, ceramic sink, space for appliances and doorways leading to a useful cloakroom with WC, another out to the rear garden and a further doorway leading to a flexible room offering scope for a fifth bedroom or study.

The hall offers stairs to first floor and leads to another ground floor bedroom and on to the large double aspect sitting room with attractive beams, feature fireplace with log burning stove, and door through to the fifth bedroom/study.

The first floor offers three generous double bedrooms, all with built in storage, and a large modern family bathroom suite comprising of a bath, walk in shower cubicle, mounted basin with vanity storage beneath and WC.

Externally, the plot measures 0.3 acres (tbv). The rear garden is mainly laid to lawn with a selection of mature trees and shrubs and a picket fence separates the garden from a generous gated driveway which provides ample off road parking, double car barn and shed.

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.

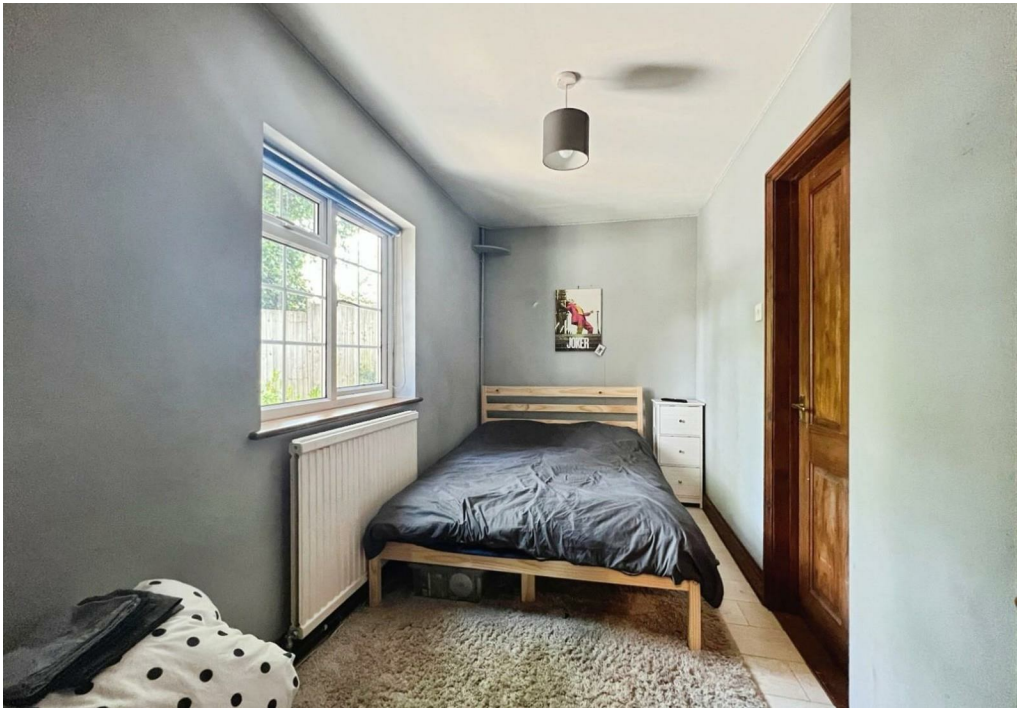
The village lies south-west of the large market town of Ashford with its wide array of shopping and leisure facilities and excellent schooling options. Transport links are well supported with access to the M20 at Junction 9, some 7 miles distant with access to London and the Eurotunnel and the International 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 – Average Broadband Speed 300mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low

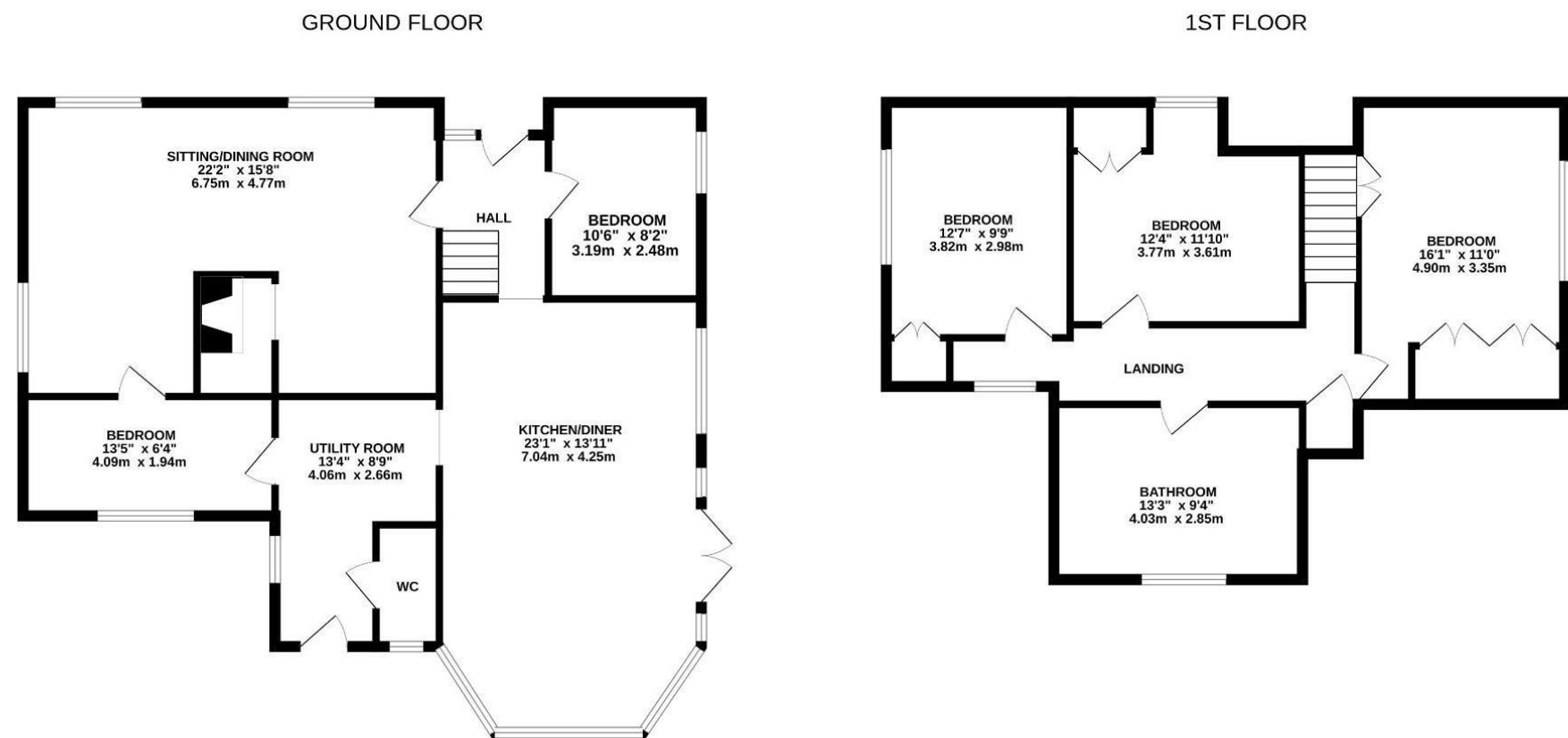




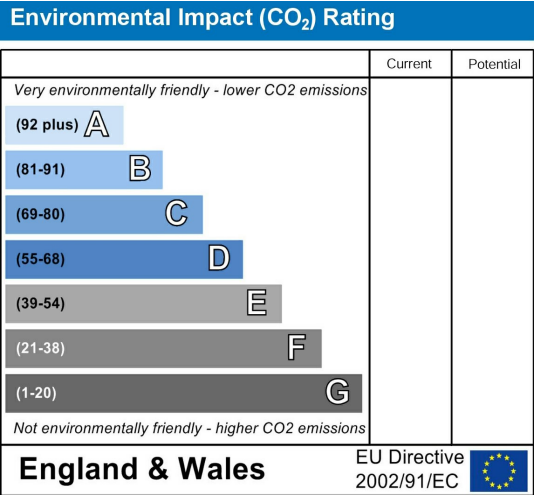
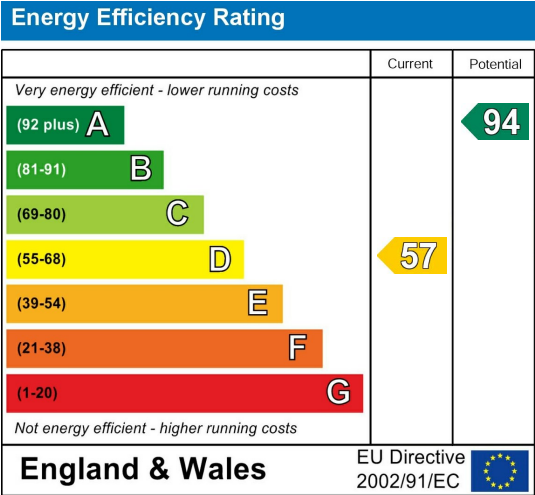




Tenure: Freehold  
Council Tax Band: F



- DETACHED FIVE BEDROOM CHARACTER COTTAGE
- LARGE REAR GARDEN
- GENEROUS OFF-ROAD PARKING AND DOUBLE CAR BARN
- SPACIOUS KITCHEN WITH ISLAND
- UTILITY ROOM WITH CLOAKROOM
- FLEXIBLE ACCOMMODATION
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES AND PRIMARY SCHOOL
- NO ONWARD CHAIN



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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