

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nckcom 2025. Produced for Simon Miller & Company. REF: 1420813



Approximate Area = 2170 sq ft / 201.5 sq m
 Garage = 384 sq ft / 35.6 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 2662 sq ft / 247.1 sq m

For identification only - Not to scale

St. Margarets Place, Bethersden, Ashford, TN26

GUIDE PRICE: £850,000 - £900,000

10 St. Margarets Place, Bethersden, Ashford, TN26 3EB

EPC RATING: B





Located in this quiet turning in the heart of the village, this attractive detached family home is set in this generous plot approaching 1/3 acre overall and offers exceptional light and airy accommodation. With a generous dual aspect lounge with feature wood burning stove, a substantial luxuriously appointed kitchen/dining/family room, with a kitchen island with breakfast bar offers further additional living space and a generous utility room beyond. A turning staircase from the hallway leads to the first floor landing and onto the five good sized bedrooms. The master bedroom offers a generous en-suite shower room, with a "Jack & Jill" bathroom linking two further bedrooms and a separate family bathroom serving the remaining bedrooms.

Outside, the property offers a double garage beside, with twin up and over doors and parking for four cars in front. With steps up to the front door and lawned areas to both sides, gated side access leads to the large paved terrace, with steps up to the large rear gardens, with mature Oak trees and fields beyond.

Located 10, St. Margarets Place
Bethersden, Ashford, TN26 3EB

Set in the conservation area, there is additional guest parking to be found in a dedicated area towards the end of the road. St Margarets is only a 5 year old development in this popular village and benefits from the remainder of its new build warranty.

The village of Bethersden offers a range of useful amenities, including a village store and post office and butcher as well as the parish church of St Margaret's, village hall and popular local pubs. Nearby, the larger town of Tenterden provides a range of independent shops, cafés and pubs as well as Waitrose and Tesco Supermarkets along its pretty tree lined High Street.

The area is well served by various schools including Bethersden Primary School and Homewood School and Sixth Form Centre in Tenterden. For the commuter, Ashford International is approximately five miles distant, offering high speed service.

Freehold
Council Tax Band: G
EPC Report: B
Broadband: Full Fibre



- **SUBSTANTIAL DETACHED FAMILY HOME**
- **SET IN A THIRD AN ACRE OVERALL**
- **BEAUTIFULLY PRESENTED THROUGHOUT**

- **5 BEDROOMS AND THREE BATH/SHOWER ROOMS**
- **EXCEPTIONAL KITCHEN/DINING/FAMILY ROOM**
- **DOUBLE GARAGE WITH PARKING FOR FOUR CARS**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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