



Giftland,
Whiston Avenue, Bethersden, Kent TN26 3LA

**Giftland,
9 Whiston Avenue, Bethersden, Kent TN26 3LA
Offers in the region of £850,000**

This detached 6 bedroom home is set in a tucked away location within a discreet private close just a walk from the centre of the sought after village of Bethersden.

Built in 2000, it is well configured with generously proportioned, light accommodation throughout, the size and layout of which makes this substantial house flexible and family friendly.

**To the front of the house is a short drive where there is parking for two cars in front of a large integral garage, that would also be ideal for anybody looking for workshop space or extra living accommodation (subject to planning).
The garden, which is laid mainly to lawn is south facing.**

This property also benefits from being just 6 miles in opposite directions from the towns of Tenterden and Ashford, the latter having two well regarded Grammar Schools and the High Speed Rail Link to London.

- Substantial detached 6 bedroom / 4 bathroom home
- Flexible accommodation of about 2,347 square feet (including garage)
 - Tucked away private cul-de-sac location next to the vicarage
 - Large integral garage with potential (stp)
- Enclosed south facing rear garden. Parking at front of property
 - Walking distance of centre of Bethersden
 - Tenterden and Ashford 6 miles distant
 - Mainline stations at Pluckley and Ashford

SITUATION: Giftland is situated in a most discrete location close to the heart of the picturesque village of Bethersden. All of the local amenities are within walking distance. There are two public houses, a specialist butchers, Parish church, primary school, village hall, cricket club and recreation ground, where there is a thriving tennis club. More comprehensive facilities can be found in the nearby towns of Tenterden and Ashford. There are a number of good schools in the local area in both the state and private sector and the property falls within the catchment for the Ashford Grammars.

The area is well served for transport links including Pluckley Mainline Station (just over 3 miles distant) and Ashford International (6 miles), which has Eurostar trains departing for the continent as well as the high speed service to London St Pancras (about 37 minutes).

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The accommodation comprises the following with approximate dimensions : The front door opens into a welcoming **ENTRANCE HALL** 12' 0" x 10' 11 max" which gives access to the sitting room, dining room and cloakroom. Engineered timber flooring. Stairs to first floor.

CLOAKROOM Comprises low level w.c and wash hand basin. Open under stairs storage.

SITTING ROOM 23' 5" x 17' 2 max" This large double aspect room has a grand but homely feel. Windows to front and rear bring in lots of light. A brick fireplace with working open fire provides a lovely focal point for the room. Double doors open into the dining room.

DINING ROOM 15' 0" x 10' 10" Handily positioned between the sitting room and the kitchen, this lovely bright room is perfect for day time dining or intimate evening entertaining. French doors at the rear open up and lead you onto the decked patio beyond.

KITCHEN 10' 11" x 10' 10 max" The kitchen, which is situated at the back of the house, has a number of fitted wood units, both base and wall, with laminate worktops. One and a half bowl sink with drainer and mixer tap. Integrated dishwasher, gas hob with extractor above and built-in eye level oven. Space for under counter fridge. A large window overlooking the garden makes this space light and airy. Open doorway to utility.

UTILITY 10' 10" x 5' 9 max" A useful room with space for washing machine and under counter freezer. Stainless steel sink with two drainers. Boiler. Window to side. Door to garage. NB: There is potential to increase the size of the utility by extending it into the garage, subject to any necessary permissions.

GARAGE 17' 11" x 17' 4 max" With handy access from the utility room, this large garage is a bonus for an active family, car enthusiast or someone wanting workshop space. It also offers the potential for additional living accommodation, subject to necessary permissions.

FIRST FLOOR LANDING 21' 4" x 7' 11 max" Stairs from the ground floor lead to a spacious landing where there is room for free standing furniture. Airing cupboard housing hot water cylinder. Loft access.

BEDROOM 1 15' 11" x 14' 7 max" A spacious double bedroom with bespoke built-in storage. Windows to front. **EN-SUITE BATHROOM** Corner bath, shower cubicle power shower, wash hand basin and w.c.

BEDROOM 2 / EN-SUITE 15' 1" x 12' 0 max" A large double bedroom with built-in storage and **EN-SUITE BATHROOM** Corner bath with shower attachment over, wash basin and w.c.

BEDROOM 3 / EN-SUITE 10' 4" x 8' 10 max' Bedroom with built-in storage and **EN-SUITE SHOWER ROOM** shower cubicle; wash basin and w.c.

BEDROOM 4 10' 8" x 10' 5 max" A double bedroom with good amounts of built-in storage and views over the garden.

BEDROOM 5 11' 6" x 8' 9 max" Double bedroom with built-in storage.

BEDROOM 6 12' 0" x 7' 3" Currently set up as a home study with built-in over stairs cupboard.

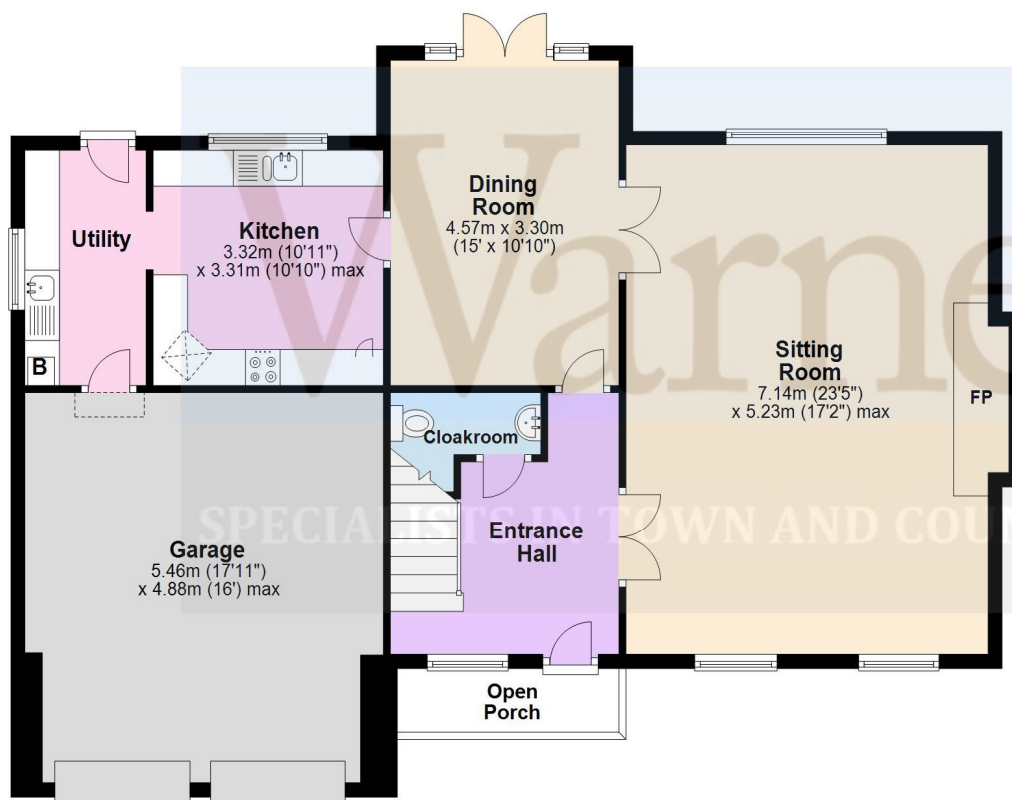
FAMILY BATHROOM Suite comprising panelled bath with shower over; wash hand basin and w.c. Tiled walls.

OUTSIDE The property is situated in a small private cul-de-sac just a short distance from the village. Its tucked away location is perfect for families with young children or those wishing to lock up and leave their property from time to time. A driveway provides parking for two cars in front of the garage, but the garden to the side would allow for additional off-street parking if desired. To the back of the house is a good size low maintenance family garden with a raised decked area, perfect for summer relaxation and al fresco dining.

SERVICES Mains water, electricity, gas and drainage. NB: We understand that the three properties in the close all feed into a communal drainage sump, from which the sewage is then pumped into the main public sewer. We also understand that the access drive to the three properties in the close is owned and maintained by all three properties. EPC: tba. Local Authority: Ashford Borough Council.



Ground Floor
Approx. 104.3 sq. metres (1122.2 sq. feet)



First Floor
Approx. 113.8 sq. metres (1225.2 sq. feet)



Total area: approx. 218.1 sq. metres (2347.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



