

hobbs parker

Country Houses

Etchden Chase Etchden Road, Bethersden, Kent TN26 3DS.

GUIDE PRICE £500,000

Etchden Chase

Etchden Road, Bethersden
Nr. Ashford, Kent TN26 3DS



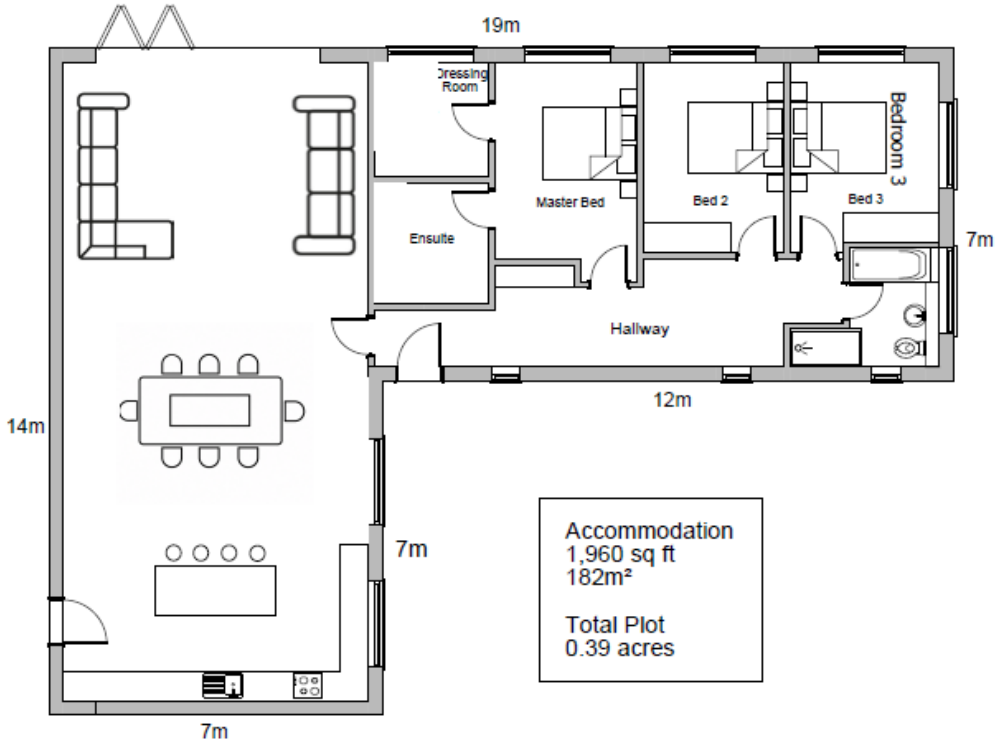
Planning permission has already been secured to convert this substantial existing building into an impressive three-bedroom country house extending to approximately 1960sq ft (182m²).

The property already benefits from electric entrance gates, insulated cavity walls with external render, double glazed windows, skylights and bi-fold doors, providing an excellent foundation for the conversion.

With much of the structural work already in place, the remaining investment can be focused primarily on the internal fit-out, allowing the purchaser to create a bespoke home finished entirely to their own specification and taste.

Guide Price £500,000

Proposed Floorplan







PROPOSED DWELLING

- Electric entrance gates
- Substantial driveway for 6+ vehicles
- EV charging
- Hallway with storage closet
- Open plan kitchen/dining/lounge with vaulted ceiling
- Bi-fold doors to large garden
- Summerhouse with power
- Master bedroom with en-suite and dressing room
- Two further double bedrooms
- Family bathroom with shower



SERVICES CONNECTED

Water
Electricity
Telecoms

SERVICES REQUIRED

Drainage

PLANNING PERMISSION

Planning Permission was granted on Appeal dated 9th February 2026 by Ashford Borough Council under reference: PA/2025/1205 and AP/90779.

THE PROPERTY

Etchden Chase occupies an enviable position on the rural edge of the picturesque village of Bethersden, in the heart of the Weald of Kent.

Its neighbouring bungalow dates originally from the 1930s and has since been extended and modernised. Etchden Chase was added in 2020 and constructed to modern residential standards.

BETHERSDEN

Bethersden was named by The Times in 2021 as the No. 1 village in its South East selection of the "50 Best Villages in the UK".

Rich in Kentish history, the village was formerly associated with the wool trade and with the quarrying of Bethersden "marble", a distinctive local limestone used in churches across the country.

Bethersden also has strong associations with the Lovelace family, including the 17th-century poet, Richard Lovelace, and the surrounding countryside featured prominently in the filming of "The Darling Buds of May".

Today, the village is also associated with renowned rocking-horse makers, Stevenson Brothers, whose bespoke creations included seven horses presented to the late Queen Elizabeth II.

VILLAGE AMENITIES

• Village Hall • Post Office & Village Shop • Traditional Butcher & Deli • Hairdresser • Beauticians • Accountants • St Margaret's Church • Union Chapel • Play Park & Playing Field • Football, Cricket & Tennis Clubs • Beavers, Cubs & Scouts • Lovelace & Chequertree Fisheries • Kingswood Lake Angling Society •The George Community Pub • The Bull Inn • The Pig & Sty Pub & Restaurant • Extensive Local Walking Routes.

SCHOOLS

Bethersden and the surrounding villages offer early-years provision and primary schools, with a broad choice of secondary schools and academies in Ashford, Lenham and Tenterden, supported by established school transport routes.

Ashford is also home to two selective grammar schools: Highworth Grammar School and The Norton Knatchbull School.

INDEPENDENT SCHOOLS

The area is particularly well served by independent education across nursery, pre-prep, senior and sixth-form levels.

Ashford Prep School (approx. 3 miles) educates children from 3-11, with Ashford Senior School (approx. 5.6 miles) providing education from 11-18.

Other well-known day and boarding schools within the wider area include Benenden, Marlborough House Vinehall, Saint Ronan's, Sutton Valence, Dulwich Cranbrook, Spring Grove, St. Edmund's and The King's School, Canterbury.

SEN/SEMH PROVISION

Local mainstream schools provide SEN support through dedicated SENCOs, while specialist provision in the wider Ashford area includes The Wyvern School and Goldwyn School.

Goldwyn provides specialist education for young people with social, emotional and mental health needs and was rated Outstanding by Ofsted in its 2022 inspection.

Heath Farm School at Charing provides specialist education for children and young people aged 5-16.

GETTING THERE

By road, Bethersden is readily accessible from London via the M20, leaving at Junction 8 or 9 depending on route.

Rail services from London St. Pancras reach Ashford International in around 35-40 minutes on the high-speed service, from where Bethersden is approximately 5 miles by road.

SatNav: TN26 3DS

TRANSPORT LINKS

M20 Junction 9 – approx. 5.7 miles
Ashford International Station – approx. 5.2 miles
Pluckley Station – approx. 2.5 miles
Charing Station – approx. 6.6 miles
Headcorn Station – approx. 8.3 miles
Local Stagecoach Bus services connect Bethersden with Ashford, Great Chart, High Halden and Tenterden.

Distances and journey times are approximate. Schools information, transport services and ratings should be independently verified. Brochure particulars are intended as a guide only and do not form part of any contract.

PROPERTY INFORMATION

Tenure: Freehold
Council Tax: to be assessed on completion
Local Authority: Ashford Borough Council
Planning: ashford.gov.uk/planning-and-development
Viewing: By appointment. Please telephone our offices on 01580 766766. Ref. C10393



EXISTING ELEVATIONS





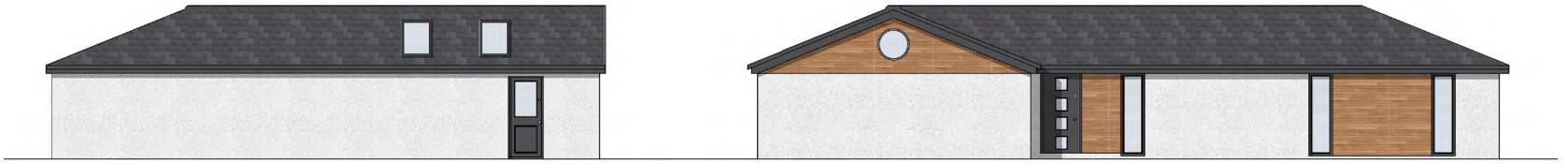

THE PROPOSED CONVERSION

Planning permission has been secured to transform the substantial existing building into an impressive three-bedroom detached bungalow. With the principal shell already constructed, including insulated cavity walls, external render, double-glazed windows, skylights and bi-fold doors, the property offers an unusual opportunity to create a bespoke contemporary home without the extent of construction normally associated with a new-build project.

An exciting opportunity to undertake a bespoke self-build conversion and internal fit-out.

The approved conversion has been thoughtfully designed to create a spacious and highly individual country home, extending to approximately 1,960 sq ft / 182 m².
At its heart is an impressive open-plan kitchen, dining and living space with a vaulted ceiling. Bi-fold doors open directly onto the garden, creating a natural connection between the principal living space and its rural surroundings. The bedroom accommodation includes a generous master bedroom with dressing room and ensuite together with two further double bedrooms and a family bathroom.

PROPOSED ELEVATIONS


West Elevation

South Elevation

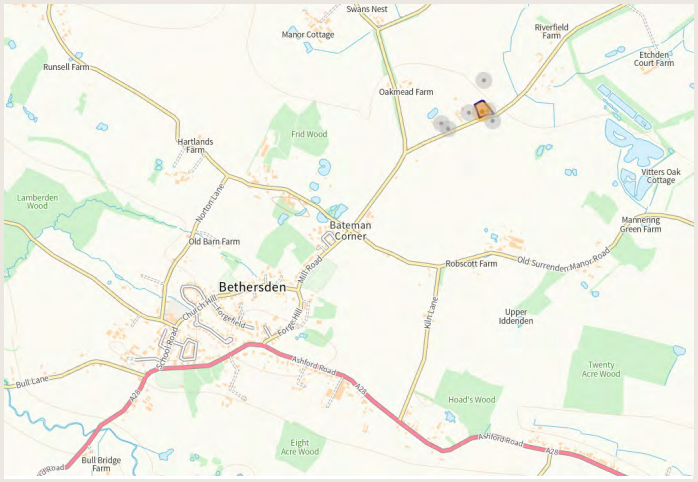

North Elevation

East Elevation



Country Houses

DISTINCTIVE COUNTRY PROPERTY



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"The difficult part is already done: planning secured and the substantial shell constructed, now create the interior you want."

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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

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