



**Hornbeam Wood** offers a chance to own a peaceful, secluded woodland with stunning open views to the south. As the name suggests, hornbeam dominates the lower levels of the forest, while mature oaks tower above, forming the canopy. Other species, including birch, holly, ash, and hawthorn, are scattered throughout the woodland.

A private track leads from the main access point into the forest, where wide paths have been created, winding around and through the trees. Open glades offer space for parking and various woodland activities, including a main camp area situated near the field's edge. This part of the woodland benefits from abundant light, making it an ideal spot to relax and take in the serene surroundings, especially in season when bluebells carpet the floor.

There is an old caravan in the centre of the wood, although not currently in a usable state. It could be cleaned up, it having established its presence for over 20 years. Also to note, planning permission has been granted to make improvements to the internal tracks.

There is no public access through or near the woodland making it a very peaceful and private space for those looking to escape in nature.

Located in the picturesque Kent countryside, just 1½ hours' drive from London, the woodland is a short distance from Bethersden and the charming village of Pluckley. Pluckley train station is also within walking distance.

Ward is Upper Weald and the county council is Kent.

**Boundaries:** The boundary is open on three sides and borders neighbouring woodland. Southwest is fenced and looks out to open fields. Northeast follows the main access track (part of the title). To the west, a shallow ditch runs through the wood leading up from the corner of the field. Southeast follows a wide ride leading down to the corner of the field.

### Details for this wood

**Guide price:** £85,000 - Freehold

**Size:** About 5¼ acres

**Location:** Pluckley

**OS Landranger:** No 189

**Grid ref:** TQ 93434 42693

**Nearest post code:** TN27 0RT

**Contact:** Ben Williamson

**Phone:** 07958 213 914

**Email:** ben@forests.co.uk

**Access:** There is excellent vehicle access all year round via a hard track and shared locked gate. Parking is possible within the woodland itself.

[Click HERE](#) to see free OS maps.

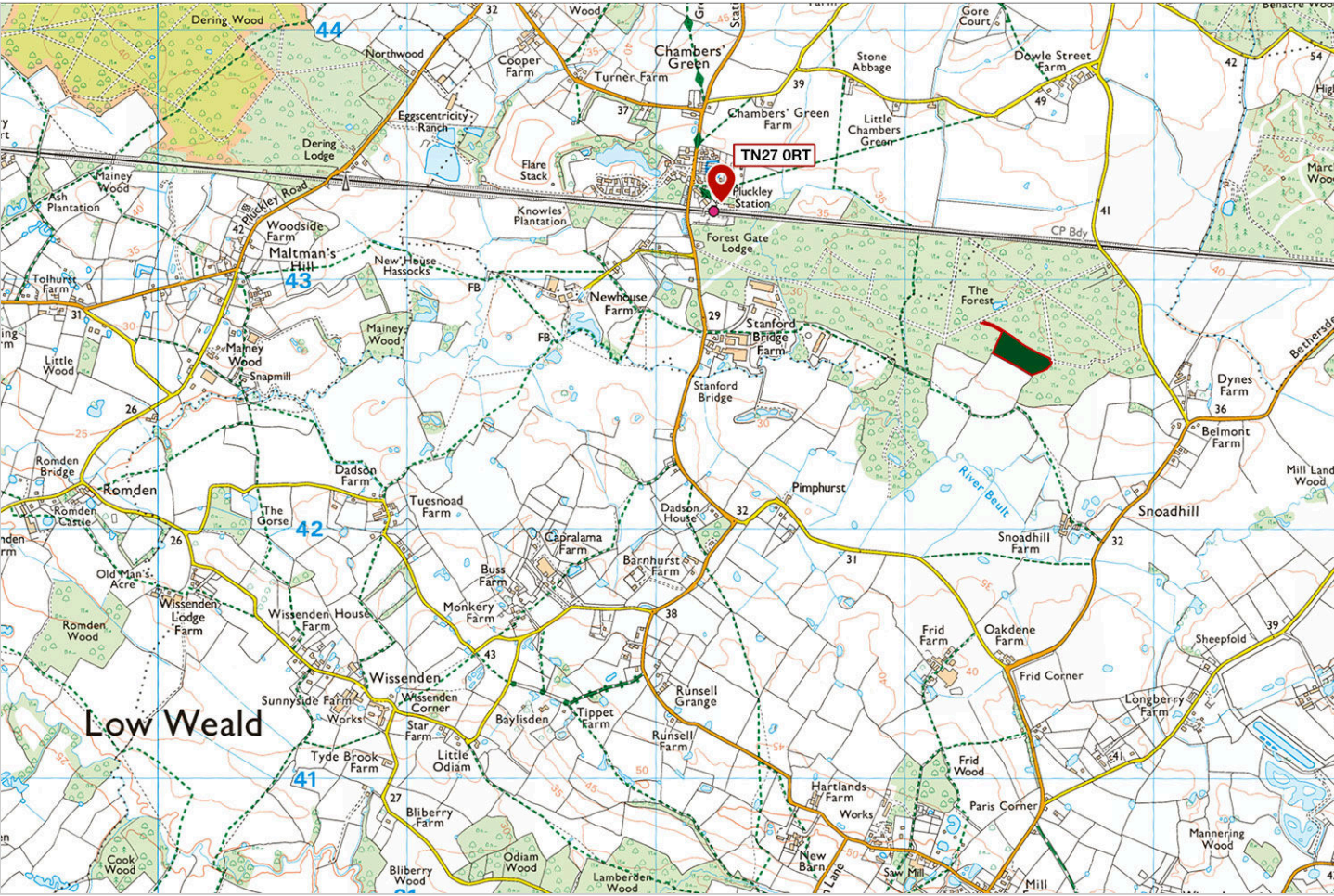
**Covenant:** There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands, click [HERE](#) to read and download.

**Viewing:** You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

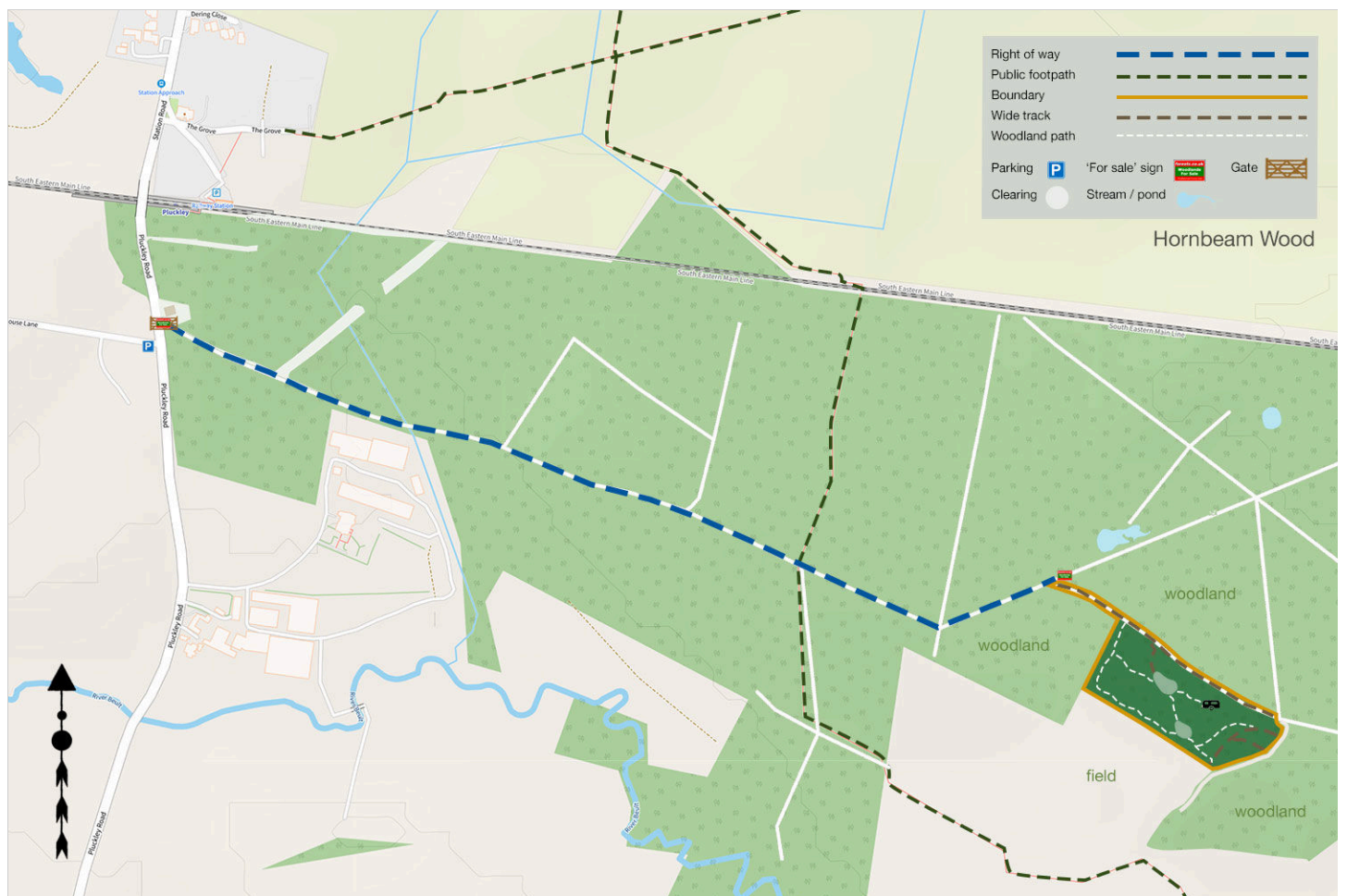
Maps: OS OpenData © Crown copyright and database rights 2024 & [OpenStreetMap](#)



Our Maps







## Directions

### Hornbeam Wood, Station Road, Pluckley, Ashford

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your own postcode.
  - For viewing purposes, please park opposite the entrance on New House Lane, as marked on the map. Please don't block the gate.
  - Pass beside the gate and continue for approx 1000m. Continue straight at the crossroad, after approx 130m the entrance to Hornbeam Wood will be on your right.
2. **For Satnav**, the nearest postcode is **TN27 0RT** as the map marker shows. The main coordinates for access are: **51.155016, 0.746393. W3W [///term.fame.bulletins](#)**

**Please note:** the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.