



Down Wood is a stunning ancient replanted woodland situated within the Kent Downs National Landscape.

The woodland comprises two distinct sections. The larger northern section extends to almost 17 acres and has a predominantly natural character, with oak, Scots pine and beech forming the main canopy. Along the western boundary, a number of mature veteran beech trees line the wide ride. Birch, ash and holly are also present throughout the woodland. In spring, bluebells are abundant across parts of the woodland floor, reflecting its ancient woodland origins.

A network of paths runs around the perimeter of the site, providing straightforward access throughout. Several open areas are found within the woodland, suitable for a variety of recreational and woodland management uses. Towards the centre of the wood is a sizeable pond which supports local wildlife, including deer and badgers. The woodland borders open farmland on three sides, allowing good levels of natural light into the site.

The southern section extends to approximately 5 acres and has a more open feel. Recent felling work has created opportunities for a new owner to influence the woodland's future structure and management. Mature beech trees remain a prominent feature, while foxgloves are widespread across the woodland floor during the growing season.

The village of Charing is within walking distance and provides a range of everyday amenities. The M20 is easily accessible, with Ashford a short drive away and London reachable in just over an hour.

Ward is Charing and the County Council is Kent.

Boundaries: The larger of the two sections is securely fenced S, W and N and borders open fields. E is open and follows a quiet country lane, also a public bridleway. The smaller section borders Bowl Road S, and the country lane W. All boundaries are open.

Access: There is good vehicle access and a parking area in the NW corner of the smaller section. It would be fairly straightforward to create an entrance to the larger wood to allow vehicle access directly from the lane.

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

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 2026 & [OpenStreetMap](#)

Details for this wood

Guide price: £285,000 - Freehold

Size: 21.75 acres

Location: Charing, Ashford

OS Landranger: No.189

Grid ref: TQ 96042 50537

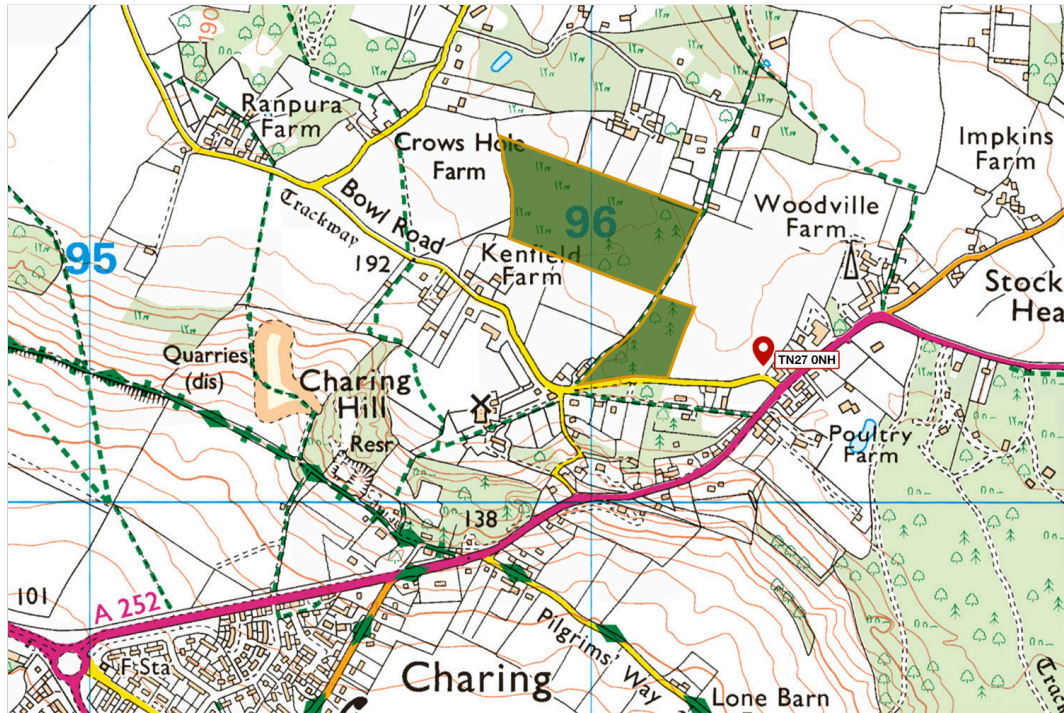
Nearest post code: TN27 0NH

Contact: Ben Williamson

Phone: 07958 213 914

Email: ben@forests.co.uk

Our Maps



Directions

Down Wood, Bowl Road, Charing, Ashford.

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your own postcode.

- For viewing purposes, park on the verge on Bowl Road or the parking area where the two woods meet, as marked on the map.
- To access the larger woodland, enter the site by the fence opposite the main parking area. The smaller section is open and can be accessed at any point.

2. **For Satnav:** the nearest postcode is **TN27 0NH** as shown by the marker on the maps. The main coordinates for access are: **51.219207, 0.807261. W3W: [///supreme.shrug.steadier](#)**

3. We recommend downloading [OS maps](#) to your phone. It's very useful for giving you an idea of where you are on the ground when viewing woodlan

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.