



'Our Focus Determines Your Reality'



Little Chart
Kent
TN27 0QQ



Sitting Room * Dining Room * Breakfast Room * Fitted Kitchen
Utility Room * Shower Room

Three Double Bedrooms
Family Bath/Shower Room * Extensive Storage

Enclosed Garden Just Under 0.5 Acres * Two Small Stables
Outbuildings * Double Garage * Cart Lodge * Driveway Parking



GRADE II LISTED COTTAGE IN RURAL SETTING

Believed to date in part from the 15th century and to have been built as a Medieval Hall house, this stunning Grade II Listed cottage has been sympathetically renovated, exhibits many period features and is presented in immaculate order throughout. Set in just under 0.5 acres, the cottage enjoys a rural position on the outskirts of the villages of Little Chart and Pluckley in an area rich in natural beauty.

The accommodation consists of a sitting room with inglenook fireplace and log burning stove, dining room also with inglenook fireplace and multi-fuel burner, fitted kitchen with walk-in pantry and electric Aga, double aspect breakfast room with doors to the garden, utility room and shower/boot room on the ground floor.

On the first floor there are three double bedrooms, all enjoying far reaching views, a bath/shower room and extensive storage.

Solar powered electric gates with video link open onto an extended driveway which leads to a further gated driveway hosting a double garage with boarded storage and power, cart lodge and providing additional parking. The delightful garden of just under 0.5 acres is laid to lawn bordered with mature planting, a terrace from which to enjoy the far-reaching country views, raised bed vegetable garden, paddock with pond, two small stables and outbuildings. There is a further covered terrace with outside heater. The cottage also benefits from a covered well.



LITTLE CHART AND PLUCKLEY

Little Chart and Pluckley are in an area rich in natural beauty and with an abundance of public footpaths.

Little Chart has a country pub/restaurant, a community area offering tennis, basketball and football for both adults and children along with a delightful village Church.

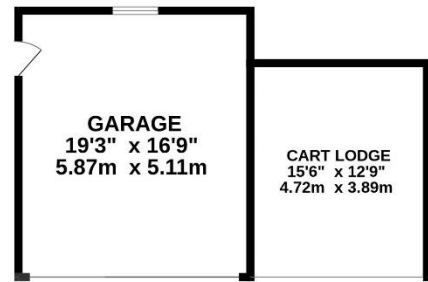
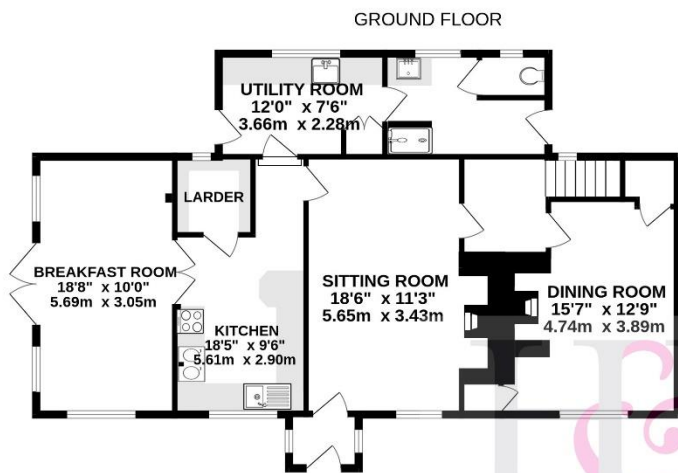
Pluckley village enjoys two pubs, a general store and post office, butchers shop, primary school and church.

SCHOOLS AND CONNECTIONS

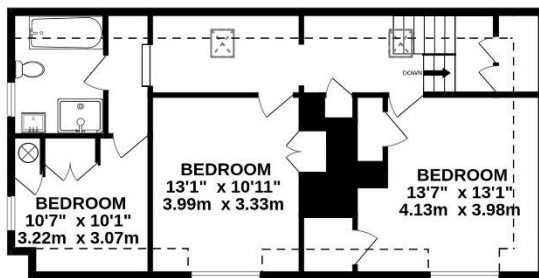
In addition to the local primary school, the property is in the catchment area for the Ashford Grammar Schools. There are a number of private schools in the area suitable for children of all ages.

Convenient for M20 motorway and A20 offering fast access to London and the Kent coast. Local mainline rail stations are available at nearby Pluckley, Charing, and Headcorn for services into London and Ashford International Station providing a high-speed 37-minute service to London St Pancras.





1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,801 SQ. FT. (167.45Q.M.)
GARAGE AND CARTLODGE 519 SQ. FT. (48.35Q.M.)

(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)

(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES

Mains electricity and water. Storage heaters and log burning stoves. Private drainage. Solar powered electric gates. FreeSat dish.

Ashford Borough Council - Council Tax Band F

EPC Rating: n/a

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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