



South Landing, Etchden Road, Great Chart, Kent

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South Landing Etchden Road, Great Chart, Kent TN23 3BZ

A wonderful family home protected by its own pasture land (14.76 acres), in a hidden away rural position close to Ashford

Great Chart 1.6 miles, M20 (Junction 9) 3.6 miles, Ashford International station 3.7 miles (London St Pancras from 36 minutes), Tenterden 9.6 miles, Canterbury 17.4 miles, London City Airport 57.3 miles, Central London 59.4 miles

Storm porch | Reception hall | Open plan drawing/sitting room | Dining room | Family room | Conservatory | Kitchen/breakfast room | Utility room | Cloakroom | Attic room | Principal bedroom with balcony, dressing room and en suite bathroom | 4 Further bedrooms (1 en suite) | Family bathroom | Garden | Integral triple garage | Outbuilding with triple garage, office, double carriage barn, store and log store | EPC rating D | About 14.76 acres

The property

South Landing is a handsome family home offering almost 3,700 sq ft of flexible accommodation arranged over three light-filled floors.

Featuring a wealth of parquet and wooden flooring, the ground floor accommodation flows from a welcoming reception hall with useful cloakroom. The large open plan drawing/sitting room has a fireplace and two sets of French doors opening to the terrace. There are generous family and dining rooms, the latter also having French doors to the terrace. Double doors from the extensive kitchen/breakfast room lead into a generous conservatory.

The bright kitchen is fitted with a range of bespoke wooden wall and base units with

integrated modern appliances and arranged around an oval central island. There is ample space for a dining table. A useful fitted utility room is adjacent.

The central staircase rises to the first-floor landing, off which the bedroom accommodation is arranged. The substantial principal bedroom with corner glazing has double doors to a private balcony, a fitted dressing room and an en suite bathroom. A guest bedroom also benefits from an en suite bathroom. There are three further bedrooms and a family bathroom at this level.

The property also benefits from a 26 ft attic room with windows, suitable for a variety of uses.

Outside

Having plenty of kerb appeal, the property is approached through twin stone pillars and double gates over a sweeping tree-lined block-paved driveway with turning circle, providing private parking and giving access to the integral triple garage. There is a detached outbuilding which provides a further triple garage, a double carriage barn, an office and a store with cloakroom; there is also a log store.

The garden surrounding the property is laid to level lawn bordered by mature trees and features a large wraparound terrace, ideal for entertaining and al fresco dining. The whole enjoys far-reaching views over neighbouring countryside and woodland.

General

Local Authority: Ashford Borough Council

Services: Mains electricity and water. We understand that the private drainage at this property does comply with the relevant regulations. Confirmation is being sought. Oil heating.

Council Tax: Band H

Tenure: Freehold

Agent's Note: Available with less land, if desired

Guide Price: £1,695,000















South Landing, Etchden Road, Ashford, TN23 3BZ

Total Area - 5.98 ha / 14.76 ac

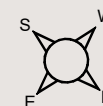
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Not to Scale. Drawing No. Y22369-03 | Date 20.09.24



South Landing Etchden Road, Great Chart, Kent
 Main House internal area 3,697 sq ft (344 sq m)
 Garages internal area 1,119 sq ft (104 sq m)
 Outbuilding internal area 781 sq ft (73 sq m)
 Balcony external area = 87 sq ft (8 sq m)
 Total internal area 5,597 sq ft (520 sq m)
 Quoted Area Excludes 'External Log Store'



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Location

The pretty village of Great Chart offers day-to-day amenities, including a church, cricket club, public house and an Ofsted Outstanding primary school. Nearby Ashford provides comprehensive shopping including a designer outlet and supermarkets including Waitrose, together with extensive leisure and recreational amenities. Tenterden is also nearby, offering a wealth of shops, supermarkets, amenities and leisure facilities. There are good schools in the area in both state and private sectors.

Ashford offers excellent road and rail links to London. The M20 (Junction 9) is close by, providing easy access towards the M25, London and the Kent coast. Ashford International provides High-Speed services to London St Pancras from around 36 minutes. The area has good access to the Continent via the Port of Dover and Eurotunnel.

Directions

From Ashford: Leave on the A28 towards Tenterden. At the roundabout take the 3rd exit onto Chart Road (A292). At Tank roundabout take the 2nd exit to stay on Chart Road (A28) then after 1.3 miles turn right onto Ninn Lane. After 1.1 miles continue onto Etchden Road. Pass Bear's Lane and continue for 0.3 miles. The drive for South Landing will be found on your right.

Canterbury

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