



Goldwell Manor, Great Chart, Kent

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Goldwell Manor

Great Chart, Kent TN23 3BY

A handsome Grade II listed manor house in a picturesque rural setting, in need of modernisation.

Ashford town centre 3 miles, M20 (Junction 9) 3 miles, Ashford International 3.2 miles (London St Pancras from 36 minutes), Tenterden 10.5 miles, Eurotunnel 18 miles, Dover 25.9 miles

Reception/dining hall | Drawing room | Sitting room | Family room | Study | Kitchen/breakfast room | Utility | Cloakroom | Cellar | Boiler room
Principal bedroom with en suite bathroom
5 Further bedrooms | 2 Further bathrooms
Dressing room | Study | Garage | Stables | Office
Barn | Gardens and grounds | EPC rating F

About 3.5 acres

The property

Approached over a long private drive, Goldwell Manor stands sentinel with elevated panoramic views over the Weald. Now in need of modernisation, the property is Grade II listed and thought to date from the 17th century, with a collection of fine rooms exuding character and charm.

A substantial unconverted barn with attached stable block and office provides the option to run a business/work from home or develop (subject to any necessary consents).

Despite the rural setting, the house is only 3 miles from Ashford International with journey times to London St Pancras from 36 minutes.

The house is thought to take its name from its 'Golden Well' located in the cellar, noted by Sir Charles Igglesden to be a curative spring with healing powers. Featured in the Domesday book, the land and house have seen a host of notable proprietors including the Bishop of

Baieux (half-brother of William the Conqueror) and Sir John Goldwell, a high-ranking commander during the reign of King John.

The ground floor has two magnificent reception rooms both with large inglenook fireplaces; a 29ft reception/dining hall set at the heart of the home with exposed brick floor and beams, ideal for entertaining on a grand scale, while the 30ft drawing room offers a more relaxed and comfortable setting. There is also a sitting room and a family room with French doors opening to the garden.

The kitchen/breakfast room has recently been replaced with contemporary wooden units and integrated appliances, while the adjoining utility room provides further space for storage and household appliances. Steps lead down to a useful cellar with a boiler room. A cloakroom is located by the back door.

Stairs rise to the generous first floor landing. There are four well-proportioned double bedrooms, including the principal bedroom with its en suite bathroom and a further bedroom with adjacent bathroom. There is also a dressing room and a small room which could be utilised as a study. The family bathroom is on the first floor, while the second floor is home to two additional large bedrooms.

Outside

The property is set in a fine rural position. The drive leads to a large parking area at the front of the house and provides access to a garage.

The barn, stable and office are adjoined and total 1,600 sq ft of useful space; it is considered that there is potential for conversion, subject to any necessary consents.

The garden surrounding the house includes paved terracing, rolling lawns and meadows on split levels. Beyond the garden there are fields and paddocks.





Location

Great Chart is a pretty village just outside Ashford. All local amenities are served by Ashford, which has a good range of shops for day-to-day needs, including Waitrose, Sainsbury's and Asda supermarkets, as well as some excellent out of town shopping at the McArthurGlen Outlet. There are good schools in the area, in both state and private sectors, and the charming market town of Tenterden is also nearby.

Ashford offers excellent road and rail links to London. The M20 (Junction 9) is close by and Ashford International provides high-speed services to London St Pancras from 36 minutes. The area has good access to the Continent via the Port of Dover and Eurotunnel.

General

Local Authority: Ashford Borough Council

Services: Goldwell Manor has mains electricity and water, private drainage (cesspit); oil fired heating.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band G

Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council

Agent's Note: A public footpath runs down the lane and through the yard.

Tenure: Freehold

Guide Price: £1,250,000



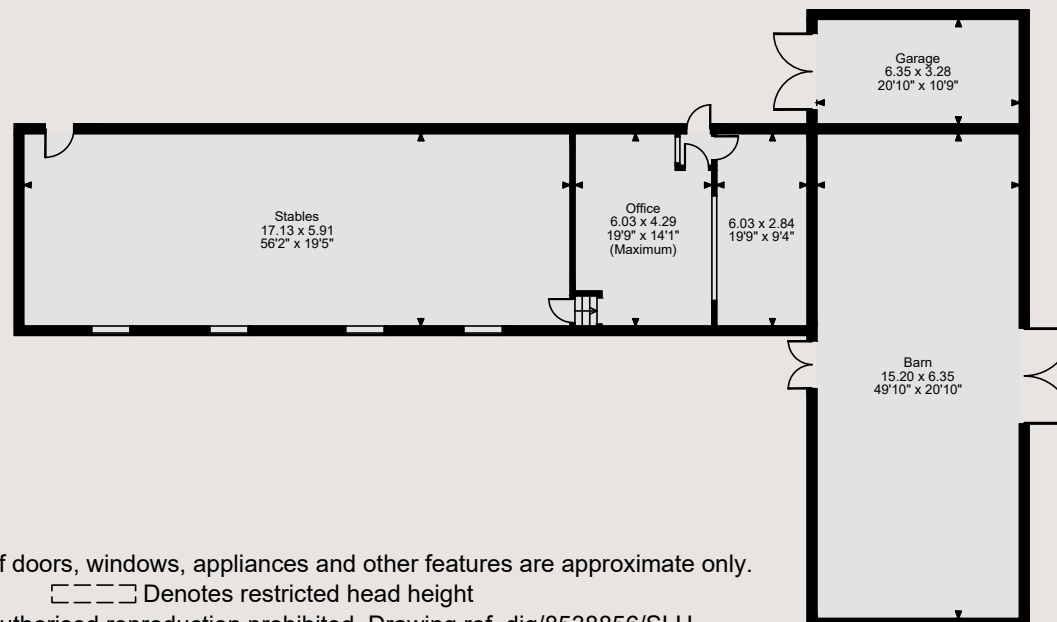
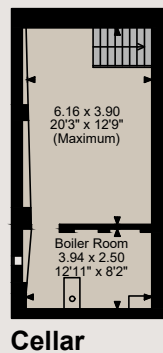
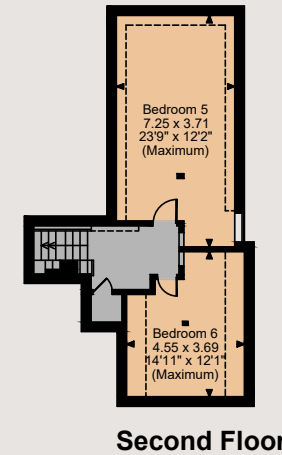
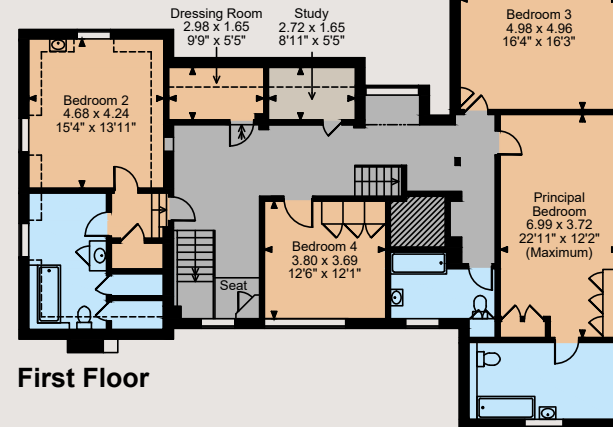
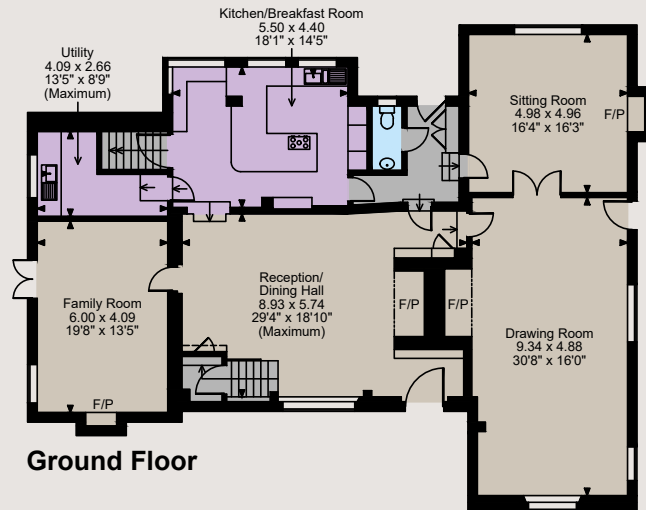
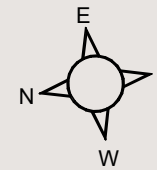








Goldwell Manor, Great Chart, Ashford
 Main House internal area 4,682 sq ft (435 sq m)
 Garage internal area 224 sq ft (21 sq m)
 Stables & Office internal area 1,594 sq ft (148 sq m)
 Barn internal area 1,039 sq ft (97 sq m)
 For identification purposes only.



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

□ □ □ Denotes restricted head height

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Directions

From M20 (Southbound): Leave the M20 at Junction 9 and take the third exit at the roundabout to join the A20. Go straight over at the next roundabout onto the A28. At the bottom of the hill, continue straight over the roundabout onto Chart Road. Take the third exit at the next roundabout to remain on Chart Road. After 0.5 miles, turn right onto Ninn Lane. The entrance to the property will be found on the left after approximately a mile.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

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