The Old Rectory, Pluckley Road, Little Chart, Kent

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# The Old Rectory
# Pluckley Road, Little Chart, Kent TN27 0QH

An imposing, unlisted period house of significant proportions, in a beautiful setting.

Pluckley 0.8 mile, Charing 2.3 miles, M20 (Junction 9) 5.8 miles, Ashford 6.8 miles, Ashford International station 6.8 miles (London St Pancras from 36 minutes), Tenterden 10.8 miles, Canterbury 17.7 miles, Eurotunnel 21.2 miles, Port of Dover 28 miles

Reception hall | Sitting room | Dining room
Family room/study | Kitchen | Breakfast room
Utility | Cloakroom | Cellar | Principal bedroom with dressing room & en suite bathroom
5 Further bedrooms (1 en suite) | Family bathroom | Double garage | Carriage barn
Stores/shed | Summer house | Garden
EPC rating E | About 1.6 acres

## The property

The Old Rectory is a fine unlisted period home offering a collection of substantial rooms with vast ceiling heights. This bright and airy detached property also benefits from large sash windows, allowing natural light to enter, whilst providing charming views over the gardens and surrounding fields. Approached over a long tree-tunnel track, opening to extensive lawns and driveway with a range of good outbuildings, the house is situated in what feels like a rural oasis with rolling fields all around.

The ground floor has three reception rooms, providing comfortable, flexible space in which to relax or entertain. Of particular note is the considerable sitting room and dining room, both with open fireplaces and tall bi-fold doors opening to a south-facing terrace adjoining the garden. A further reception room is currently arranged as a family room/study.

At the rear, the kitchen and adjacent breakfast room overlook the west-facing garden. The Mark Wilkinson kitchen is fitted with an array of farmhouse-style painted wooden wall and floor units arranged around a central island with a breakfast bar; there is a split butler sink and an Aga. The utility room and cellar provide further space for storage and home appliances.

The bright and spacious first floor landing leads to the beautifully presented bedrooms and the family bathroom where the impressive ceiling height continues. The generous principal bedroom has a dressing room with bespoke fitted storage and a luxury en suite bathroom, whilst one of the four further bedrooms is also en suite. The smallest bedroom is ideal as a nursery or study.

## Outside

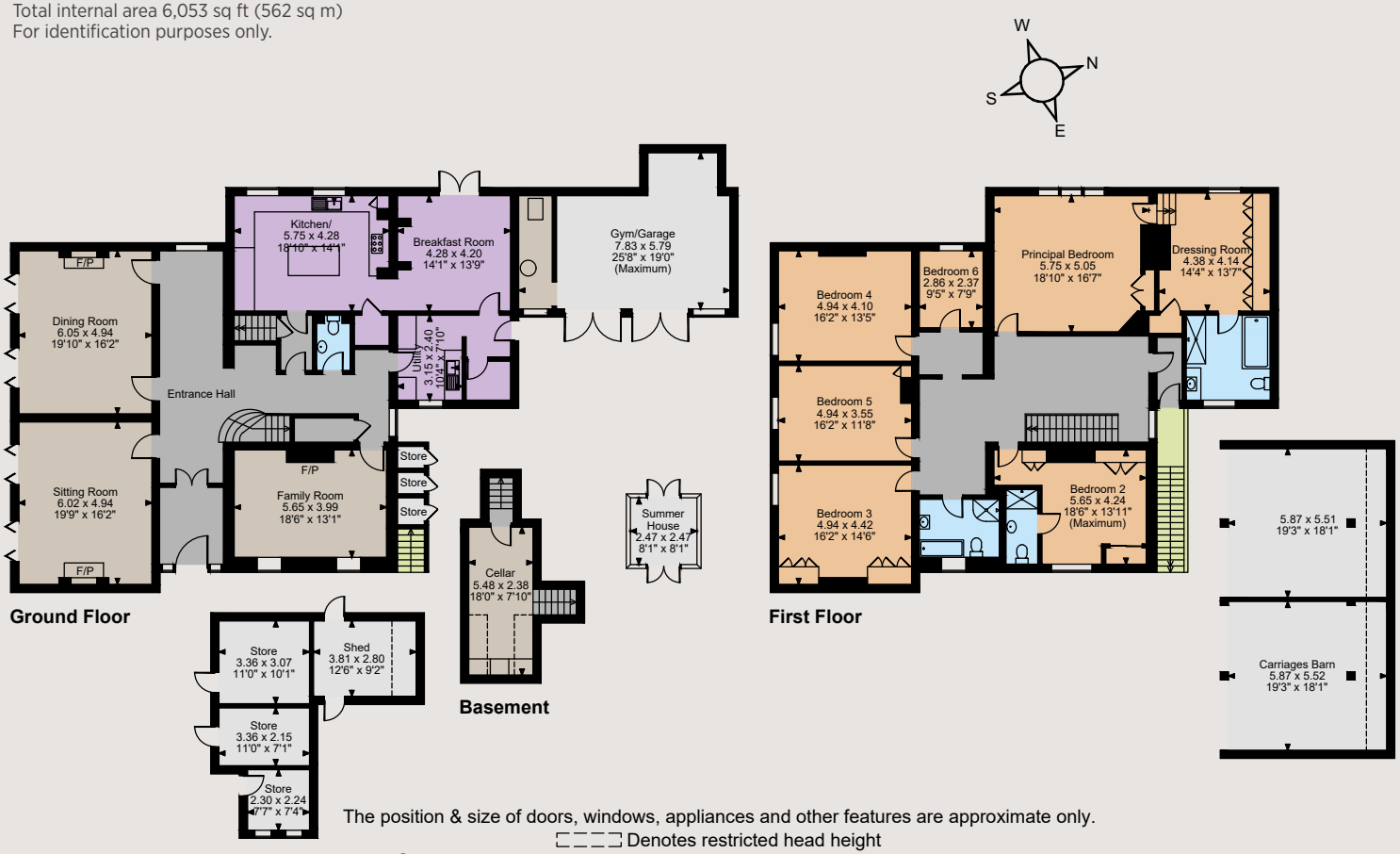
The property is set in a beautiful garden and is surrounded by open countryside. The house is set back from the road in a peaceful position, with its long driveway arriving at a gravel parking area in front of the house, as well as giving access to the double garage and the detached carriage barn.

The garden features well-maintained, level lawns, various mature trees and borders or established hedgerows. There is also a south-facing patio for al fresco dining and further outbuildings, including a store and shed, plus a summer house, and a small fenced area of garden to the east. There are glorious country views across fields to the rear, towards the beacon tower on Egerton church.

## General

**Local Authority:** Ashford Borough Council
**Services:** Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Oil-fired heating
**Mobile coverage/broadband**: See https://checker.ofcom.org.uk/en-gb/mobile-coverage.
**Council Tax:** Band G **Tenure:** Freehold
**Guide Price:** Offers over £1,750,000

The Old Rectory, Pluckley Road, Little Chart
Main House internal area 4,659 sq ft (433 sq m)
Gym/Garage internal area 335 sq ft (31 sq m)
Outbuildings internal area 1,059 sq ft (98 sq m)
Total internal area 6,053 sq ft (562 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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## Location

Picturesque Little Chart benefits from a range of amenities in nearby Pluckley, Charing and Tenterden, with more comprehensive facilities in Ashford and Canterbury. There is an array of schools in both state and private sectors.

The M20 provides excellent road access. Ashford International offers services to London St Pancras from around 36 minutes. Pluckley station connects to Ashford International and offers services to Charing Cross (from 76 mins). The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.

## Directions

From the M20 (Junction 9): Exit and continue on the A20 for 3.8 miles then turn left onto Leacon Lane. Continue for 1.3 miles then left on to Pluckley Road. You will find the property on the left after around a mile.

What3Words: ///prelude.nudge.snappy brings you to the property's driveway.

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