




Chart House

The Street, Great Chart, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully curated village house and cottage, well equipped for 21st century living.

A handsome Grade II listed Georgian-fronted property with stylish interiors, set in the heart of the charming village of Great Chart and within easy reach of Ashford International (from 36 minutes to London St Pancras). Set in beautiful, manicured grounds with walled terraces and a two-bedroom cottage.



3 RECEPTION ROOMS



**6 BEDROOMS
5 BATHROOMS**



2 BEDROOM COTTAGE



TRIPLE GARAGE



ABOUT 1.3 ACRES



FREEHOLD



VILLAGE



5,484 SQ FT



**GUIDE PRICE
£1,975,000**



The property

The front door opens into a generous and welcoming entrance hall.

There are three main reception rooms on the ground floor, including the relaxed sitting room at the front with panelled walls, ceiling cornicing and fireplace fitted with a log-burner. There is also a beautifully presented formal dining room with wooden parquet flooring, a fireplace and doors opening to a bespoke fitted wine store. Towards the rear, the games room provides more informal space with an impressive inglenook fireplace.

A 37ft open-plan kitchen and breakfast room sits at the rear of the house, a superb social space ideal for entertaining or everyday living and features a large open breakfast area with room for a dining table and seating area. The kitchen is fitted with Shaker-style units, a central island with a breakfast bar, a split Butler sink and an Aga. The adjoining laundry and utility room both provide further space for storage and home appliances.

Two staircases lead to the first-floor accommodation, where there are five beautifully appointed bedrooms. These include the principal bedroom with its stylish en suite bathroom and dressing room. Three further first-floor bedrooms have impressive en suite bathrooms, while two also have walk-in storage.

Stairs continue to the second floor, where there is one additional double bedroom with an en suite shower room.

Chart House Cottage

Located at the rear of the main house, the detached cottage features a well-presented sitting and dining room and a fully equipped kitchen.

Upstairs there are two double bedrooms, both of which have en suite shower rooms; the main bedroom also has a roll-top bathtub installed in the bedroom.

The vendors have successfully let the cottage through Airbnb for over five years, generating a significant additional annual income.

























Outside

The house is set in a sought-after and convenient position in the heart of the village. The gardens have been designed into a series of outdoor rooms with both sheltered and open entertaining areas that provide enjoyment all year round.

A five-bar wooden gate at the side opens onto the driveway, which leads to the rear, where there is plenty of parking space and access to the detached triple garage block.

The walled courtyard gardens immediately to the rear of the house have a terrace area for al fresco dining, an outdoor kitchen and borders of various colourful flowering perennials, as well as a second terrace area beyond. To the side there are splendid gardens with areas of lawn and meadow bordered by mature trees. French doors at the side of the house open onto a further area of terrace, shaded by a pergola providing a cooler area to escape the summer heat. The cottage opens onto the generous gardens and features its own terrace area for al fresco dining.

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/grammar and private sectors with Ashford School (prep and senior) located in the village, and the charming market town of Tenterden is also nearby.

Ashford offers excellent road and rail links to London with the M20 (Junction 9) close by. Ashford International (only 2 miles away) provides High-Speed services to London St Pancras from 36 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.

A paddock of about 3.2 acres is currently held on an annual license. It may be possible to make a similar arrangement subject to separate negotiation.



Distances

- Ashford 2 miles
- Tenterden 10 miles
- Canterbury 15 miles
- Folkestone 18 miles
- Dover 23 miles

Nearby Stations

- Ashford International
- Pluckley

Key Locations

- Kent Downs National Landscape
- Port Lympne Safari Park
- Designer Outlet Ashford
- Leeds Castle
- Wye National Nature Reserve
- Tenterden Railway (Kent & East Sussex Railway)
- Chapel Down and Biddenden Vineyards

Nearby Schools

- Ashford School (Great Chart)
- Great Chart Primary School
- Various local village and Ashford primary schools
- Highworth Grammar School
- Norton Knatchbull School
- Homewood School



Cottage



Cottage



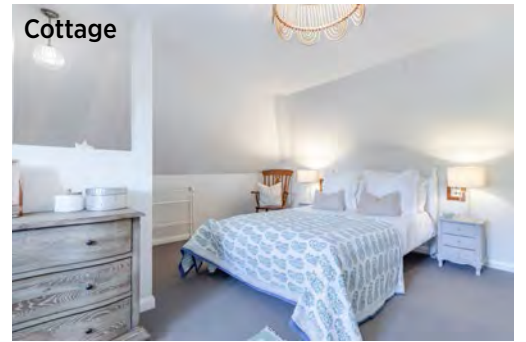
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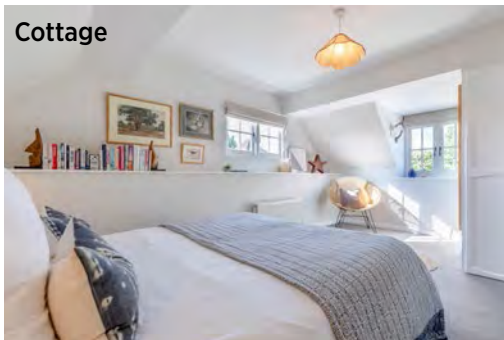
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