



Chart Court Barn Little Chart



## Chart Court Barn

Pluckley Road

Little Chart, Ashford, Kent TN27 0QH

A substantial detached 7 bedroom barn conversion and adjacent annexe having walled gardens to the side and rear along with a front forecourt with plenty of parking, all set between the popular villages of Charing and Pluckley.

Guide Price £795,000

### Accommodation

- Midstrete Entrance Porch • Reception Hall
- Cloakroom • Dining Room • Kitchen/Breakfast Room
- Utility Room • Boot Room • T.V. Room • Sitting Room (Inglenook Fireplace) • Landing Gallery
- Master Bedroom with En-suite • 4 Further First Floor Bedrooms • Family Bathroom • 2 Attic Bedrooms
- Sealed Unit Double Glazed Windows • Oil Fired Central Heating (2 boilers)

### Annexe

- Kitchen/Sitting Room • Shower Room • Upper Floor Bedroom • Wood Burning Stove

### Gardens

- Walled rear and side gardens • Off-road parking
- Forecourt

### Communications

- Ashford International (HS1) – 5 miles
- Pluckley Station – 1.5 miles • Charing – 2 miles
- M20 (Jct. 9) – 4 miles







## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



## Situation

Chart Court Barn is Grade II Listed and is one of a collection of former farm buildings in the vicinity and on the edge of the village of Little Chart and between the villages of Pluckley and Charing. There is a village shop, post office and a butchers at Pluckley, together with an Inn, primary school, Parish church and mainline railway station. Wider facilities are available in Charing, including surgeries, a primary school and a selection of shops and businesses.

The thriving market town of Ashford is about five miles to the east, including access to the M20 motorway and the International station, providing Eurostar services to The Continent and 37 minute high speed trains to London St. Pancras (HS1). Major retail outlets are represented at Ashford including Waitrose and John Lewis at Home and there are schools both in the state and independent sectors including grammar schools for both girls and boys.

## Chart Court Barn

A mid-1990's conversion of a Grade II Listed Oak framed Kent barn creating a wealth of character from the original structure and reclaimed materials added during the conversion. The accommodation combines five first floor bedrooms, two attic bedrooms along with three ground floor reception rooms, a large reception hall and a landing gallery.

The annexe is just across an area of driveway leading to an adjacent property, it is self contained and converted from a former three bay garage now having a spacious kitchen/ sitting room with shower room and a first floor bedroom.

## The Gardens

In addition to plenty of parking in the front forecourt, there is a modest walled rear garden and a much larger garden to the right hand side, which is also walled and landscaped.

## Services

Mains water and electricity, oil fired central heating (2 boilers), private drainage (2 septic tanks)

## Directions

**From Ashford** leave the motorway at Junction 9 and proceed in the direction of Lenham following the A20 towards Charing. At Charing turn left at the traffic lights sign posted towards Pluckley and pass the railway station on the right hand side. After about 2 miles look for the ruins of St. Mary's Church on the left hand side and some tall pine trees, the entrance to the property will then be found at the end of the long stone barn on the left hand side.

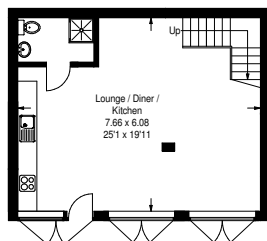
## Viewing

Strictly by appointment only. If you would like to view this property please telephone our offices **(Ref C1398)**



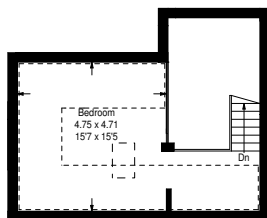


## Chart Court Barn, Pluckley Road, Little Chart

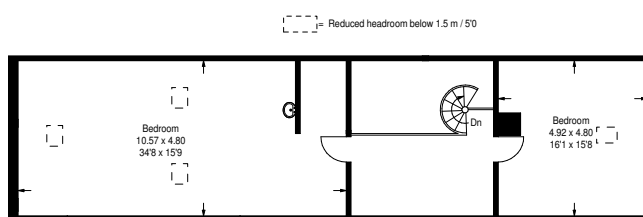


(Not Shown in Actual Location / Orientation)

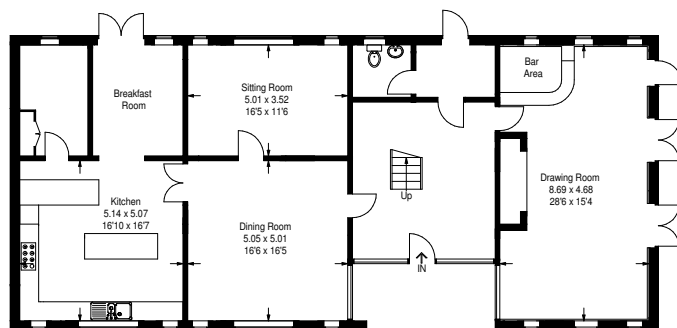
**Outbuilding - Ground Floor**  
46.8 sq m / 504 sq ft



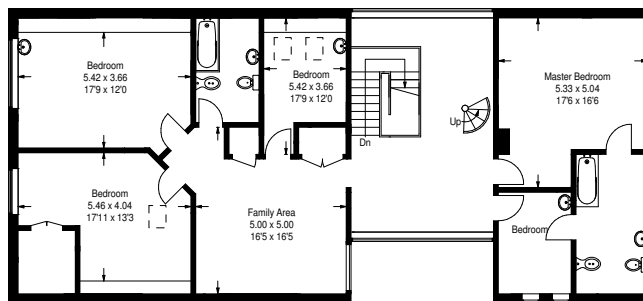
**Outbuilding - First Floor**  
40 sq m / 430 sq ft



**Second Floor**  
97.3 sq m / 1047 sq ft



**Ground Floor**  
164.6 sq m / 1772 sq ft



**First Floor**  
163.3 sq m / 1758 sq ft

Approximate Gross Internal Area  
425.2 sq m / 4577 sq ft  
Outbuilding = 86.8 sq m / 934 sq ft  
Total = 512 sq m / 5511 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID448013)

# Country Houses

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# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

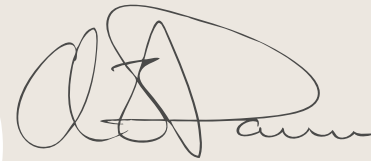
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



**Alex J Davies** FNAEA MARLA  
Managing Director & Head of  
Hobbs Parker Country Houses