

# GREAT CHART KENT









SANDY LANE, GREAT CHART, KENT TN26 1JN

## Stunning Grade II Listed Farmhouse

Drawing Room \* Dining Room \* Kitchen/Breakfast Room  
Utility Room \* Bedroom \* Bathroom

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Master Bedroom with Ensuite \* Two Further Double Bedrooms  
Family Bathroom

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Cottage – Kitchen \* Double Bedroom \* Shower Room

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Snooker Room and Gym

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Swimming pool and Pool House

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Three Stables \* Tack Room \* Menage

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Gardens and Grounds approx. 4.5 Acres \* Off Road Parking  
Garaging \* Office

### Harpers and Hurlingham

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This stunning Grade II Listed Farmhouse occupies a rural position on the edge of the village of Great Chart. Surrounded by its own grounds of approximately 4.5 acres, the farmhouse is complimented by various outbuildings including a one bed cottage, stabling and extensive garaging.

Presented in immaculate order throughout, the accommodation consists of a drawing room with inglenook fireplace, dining room with wood burning stove, triple aspect kitchen/dining room, utility/cloakroom, bedroom and bathroom on the ground floor. An inner hall has stairs leading to a double bedroom.

On the first floor via a separate staircase there is a master bedroom with dressing area and ensuite shower, a double bedroom and a family bathroom.

In the gardens and grounds there is a detached cottage offering a kitchen, double bedroom and shower room. A snooker room, with snooker table and a gym are in a separate building. An enclosed paved terrace houses a swimming pool and pool house, comprising a sitting room, pool kitchen/shower room and covered terrace. In another part of the grounds there is a concrete stable yard with three stables, a tack room and a ménage.

An electric gate opens onto the driveway which leads to extensive garaging, a storage area and a self-contained office. The gardens are laid predominantly to lawn with flower and shrub beds, mature trees and a charming pond. There is also an area of orchard and a green house.





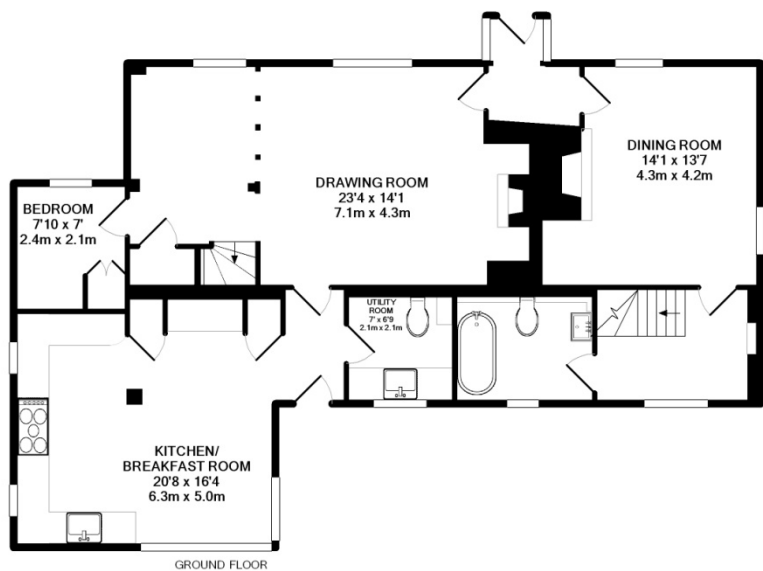
The historic village of Great Chart provides a number of local services including a primary school, The Swan and Dog village inn, Golf and Leisure centre and Godinton House and Gardens nearby hosts a range of cultural and leisure events.

Local amenities are also available at nearby Bethersden. The village has two pubs, the Bull at the western end of the village and The George at the centre, where there is also a Post Office/Shop and other shops. Also there are St. Margaret's church and the Union Chapel.

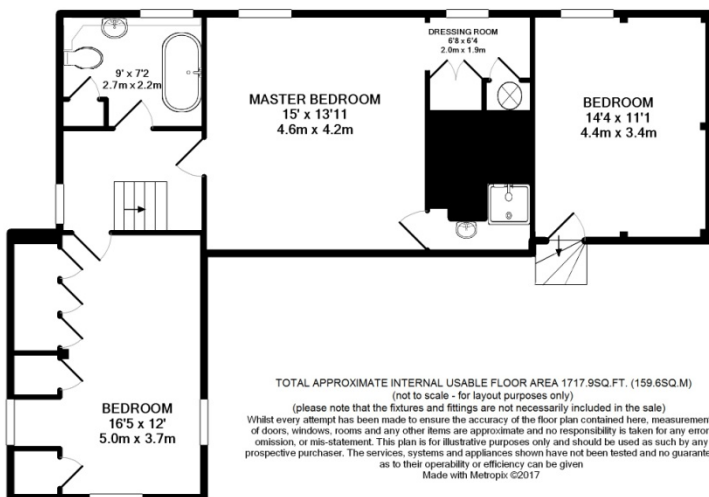
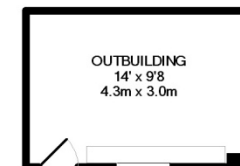
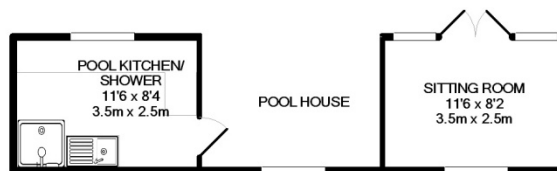
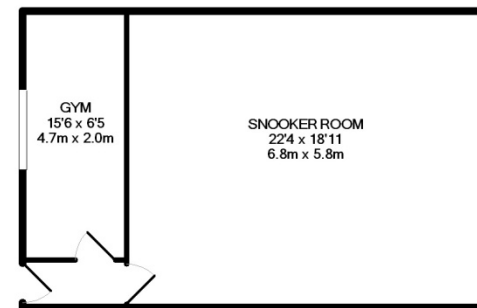
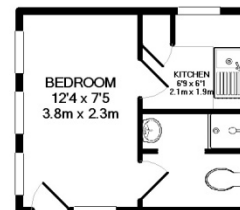
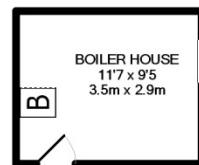
The property has excellent access to transport links, including the M20 motorway (approx. 15 minutes away) and Ashford International rail station, approx. 3 miles, which has high speed services to London (approx. 37 minutes) and the Continent with further rail services also available at Pluckley.

There are a number of excellent schools in the area including Grammars in Ashford, Homewood School, Friars, Dulwich Prep, Kings, St Edmunds, Sutton Valence, St Ronans, Marlborough House and Benenden.



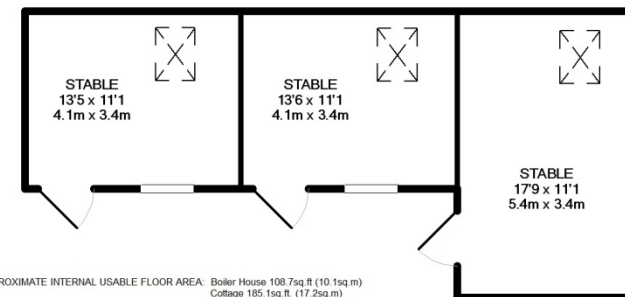
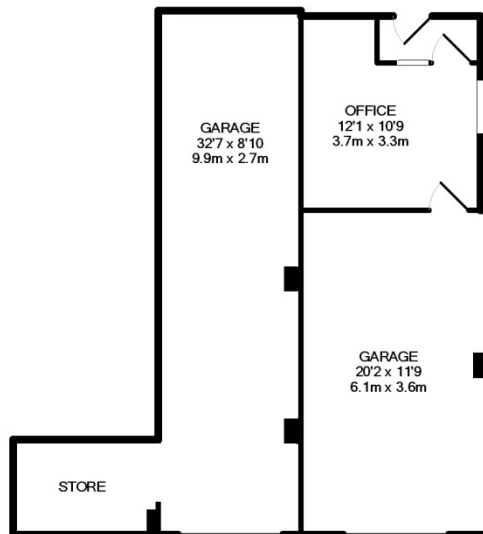


GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1717.95SQ.FT. (159.65SQ.M)  
 (not to scale - for layout purposes only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA: Boiler House 108.7sq.ft. (10.1sq.m)  
 Cottage 185.1sq.ft. (17.2sq.m)  
 Pool House 190.5sq.ft. (17.7sq.m)  
 Leisure Complex 541.4sq.ft. (50.2sq.m)  
 Stabling 495.1sq.ft. (46sq.m)  
 Garaging 700.7sq.ft. (65.1sq.m)  
 Outbuilding 134.5sq.ft. (12.5sq.m)

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Mains electricity and water. Oil fired central heating. Private drainage.

EPC Rating: n/a

Ashford Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.











**H&H**  
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