



Oak Tree Cottage Ashford Road, Great Chart, Ashford, TN26 1JL  
Price £575,000

GOULD  
HARRISON



Beautiful Grade II Listed semi detached cottage with fine original period features, set in half an acre with lovely outlook adjoining farmland. Originally part of the Haberdashers Estate this spacious cottage is considered to be in excellent order throughout retaining much of its period charm and character.

Impressive self contained Annexe which can be let out. Chain Free.



#### Entrance Hall

Staircase to first floor and door to:

#### Sitting Room 15'6 x 14'5 (4.72m x 4.39m)

Double aspect, brick fireplace housing wood burning stove, under stairs storage cupboard.

#### Kitchen/Dining Room 18'5 x 10'10 (5.61m x 3.30m)

Double aspect windows and stable door to rear garden, range of modern fitted wall and base units, brick fireplace housing the Aga, Butlers sink with mixer tap, electric hob with extractor hood and lighting above, low level double oven, localised tiling, integrated dishwasher, space and plumbing for washing machine and American style fridge/freezer, tiled floor.

#### First Floor:

##### Landing

Doors to:

##### Bedroom One 15'1 x 14'3 (4.60m x 4.34m)

Double aspect, brick fireplace, built in wardrobe cupboard.

##### Bedroom Two 11'1 x 10'6 (3.38m x 3.20m)

Window to side.

##### Bathroom

Window to rear, panelled bath with shower over, tiled surround and glazed screen, pedestal wash basin, WC, loft hatch.

#### ANNEXE:

#### Open Plan Sitting Room/Kitchen 22'3 x 12'6 (6.78m x 3.81m)

Kitchen Area with modern fitted wall and base units, circular sink with mixer tap and drainer, electric hob with extractor hood and lighting above, low level electric oven, breakfast bar.

Triple aspect windows, radiator, wooden staircase to first floor.

#### Ground Floor Shower Room

Shower cubicle with fully tiled surround and glazed screen, low level WC, wash basin with cupboard beneath, window to rear, tiled floor, heated towel radiator.

#### First Floor:

##### Bedroom 10'10 x 10'6 (3.30m x 3.20m)

Velux window, radiator.

#### Gardens

The front garden is laid to lawn with mature hedge and brick paved driveway with parking and turning space for several cars.

The rear garden extends to about half an acre with lawns, paved patio seating areas, mature trees and fruit trees, plants and vegetable area, part panel enclosed fencing and views across farmland to rear.

#### Tenure

Freehold.

#### Services

Mains water and electricity, oil fired central heating, private drainage (recently installed water treatment plant).

#### Council Tax

Ashford Borough Council.

House - Band: D.

Annexe - Band A.

