



The Street,
Ashford,
TN27 0QA

£430,000



A delightful, Grade II listed 18th century white weather boarded 3 bedroom semi detached home that has been sympathetically extended during the vendors time here, which has spanned some 4 decades. A home that has served a purpose for raising children, enjoying sunnier summer evenings & the chillier winters - a proven humble abode ready for it's next owner.

Little Chart is a charming and peaceful hamlet on the outskirts of Ashford that centred itself around the local paper mill that in fact previously owned The White House as well as a number of other properties locally. There is a healthy community spirit in the hamlet with the popular Swan Inn as well as the village hall providing a home for a number of clubs and societies



Behind the white weatherboards, is a home that offers fantastic living accommodation across two generous floors. Upon arrival of the home, you'll find parking for a number of cars as well as a modest front garden behind a wooden gate and fenced boundary. To the ground floor you'll wander into a entrance hall, providing the perfect place to kick off your shoes and hang up your coat after embarking on one of the various walks found on your doorstep. Through from the hall is a comfortable lounge where you can unwind, without feeling on top of one another. The homes has been extended and now offers a large separate dining room that leads from the kitchen, offering the perfect flow to this charming cottage. The kitchen itself offers an array of wall and base units allowing for plenty of storage to tackle the strain on all that comes with family life and looking after the little ones. At the rear of the home, you will find the garden room, that really puts you in touch with the outside, offering an unspoilt view of the mature shrubs and weeping willow found within the fantastic plot that the home offers. The ground floor is finished nicely with a handy downstairs toilet ensuring there's no que for the loo in the morning.

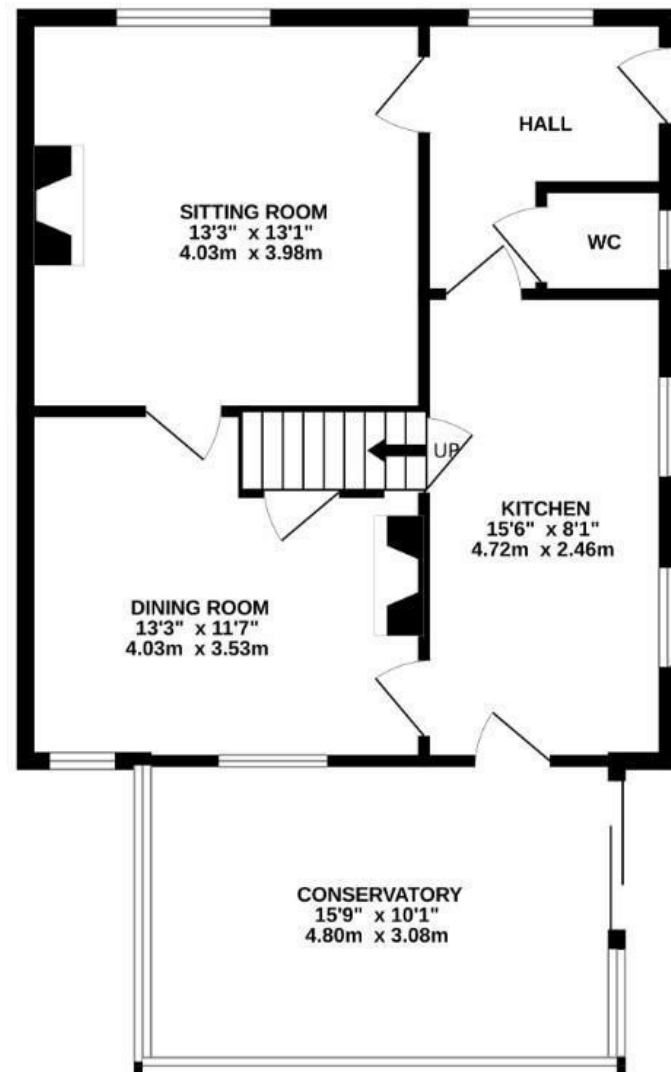
The stairs rise from the kitchen, where you will discover three well proportioned bedrooms. Bedroom 3 offering an idyllic view out into that wonderful rear garden. Bedroom 3 itself is a ample double bedroom, however currently used as a craft room with a built in storage cupboard. The guest bedroom also takes up a fantastic position in the home and offers allows you to gaze out to the rear plot offering further storage. The principle bedroom is found at the front of the home and is also a good sized double with window overlooking the front, well kept garden. The family bathroom, although could do with modernisation, offers plenty of space and services all 3 bedrooms as is a spacious 4-piece suite with separate bath, shower cubicle, wash hand basin and W/C.

But wait, there's more, step outside that wonderful sun room and simply take in that garden. As stroll into this tranquil space, you'll immediately notice the lush greenery and the soothing sounds of the River Stour gently flowing nearby. The garden is expansive, providing ample for the children to run around and let off steam and has also been smartly sectioned off by low level fencing. The dominant feature of this garden is a cluster of majestic trees that stand tall and proud lining the boundary. The willow trees create a canopy of shade and a sense of seclusion, making this garden emphasizing that private feeling. It has been very well cared for by the current owners, having been landscaped with a well-maintained lawn, dotted with colorful flowerbeds and a variety of plants, garden sheds, a green house as well as garage which we feel has really created a vibrant and inviting atmosphere. Follow the meandering pathways that wind through the garden, guiding you to different areas, including a charming rear portion of the garden found beneath the willow trees. This spot is perfect for enjoying a cup of tea or a good book while listening to the tranquil sounds of the The River Stour, which serves as the garden's natural boundary adding to the overall charm that the property offers.

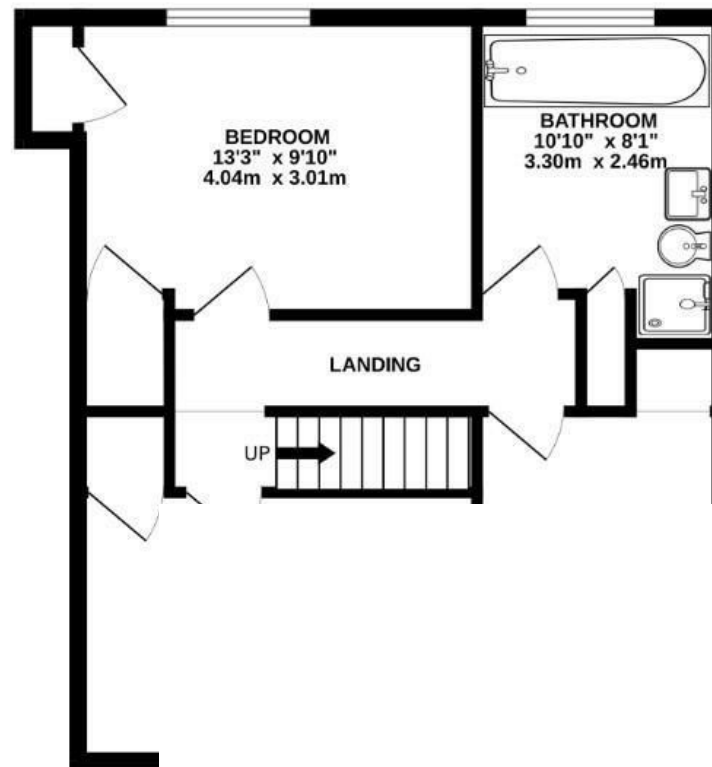
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Services connected: Mains drainage, electric storage heaters & hot water cylinder.

GROUND FLOOR



1ST FLOOR



Tenure: Freehold
Council Tax Band: E

- Delightful semi detached cottage Dating back to circa 1800's
- Idyllic Little Chart village location
- Grade II listed property
- Sympathetically extended during the vendors time
- Stunning rear plot backing onto the River Stour
- Choice of receptions rooms & rear sun room offering views into garden
- Parking for multiple vehicles on drive-way to side of home
- 3 Well proportioned bedrooms & upstairs bathroom + downstairs W/C
- EPC Rating: Exempt; Grade II listed property
- Council Tax Band: E. Situated within Little Chart Conservation area

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.