



The Old School House, The Street, Ashford, TN23 3AX

£1,200,000 - OIRO



Capturing the perfect balance between semi rural living and being well positioned for easy access to both Ashford and Tenterden and it's transport links. 'There's more than meets the eye'' is an expression that is sometimes over used when it comes to property, but we feel it couldn't be truer here. Nestled away within a quiet residential lane, lies this unique home, standing proudly boasting over 4,000 sq ft of accommodation over two generous floors.

Great Chart is located on the outskirts of Ashford with great links to London via the high speed train from Ashford International, alternatively junction 9 of the M20 is just a short drive away with links to Dover and London.



A extremely well designed six bedroom, Grade II listed detached, former school that has been lovingly converted and restored over the years that has created what we feel to be a real one off family home; boasting large generous plot, a detached garage as well as ample parking; offering picturesque views that surround it. This wonderful detached period home, built in the mid 1800's as a village school for the Godinton Estate.

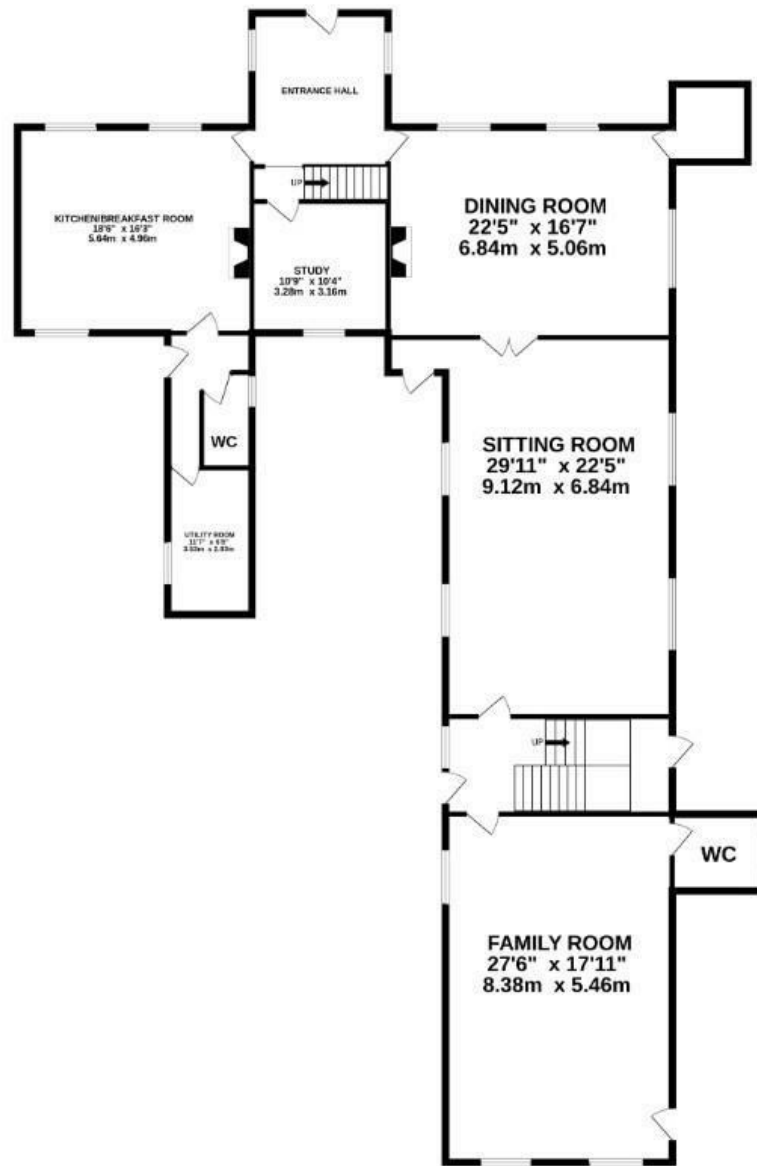
A charming blend of Ragstone walls and a Kent peg piled roof with Dutch gable ends. Originally, the building was home to the headmasters quarters and provided one bedroom and a further classroom for the children, the school was extended in the late 1900's to add a further educational space, following it's extension there had been a small parcel of land, donated by the village to the school, which is the war memorial you see from the front elevation following World War 1, a gesture to those that had served and lost their lives serving for their country. It is thought that the school had closed in the late 1990's when it was sold for re-development use, the current owners have lovingly restored and converted over a period of 24 months, the works completed spans from a complete rework of the internal layout, to a re-laid roof, the installation of a second floor above where the two classrooms were located and offering a stylish reception room, yet still in-keeping with the tradition of the beautiful building.

Offering an opportunity for the new owner to take advantage of a life-style change – a truly one off detached family home residing within a beautiful wrap around garden. We feel that this home is a must view, with it's parquet flooring, to it's kitchen/breakfast room, the choice of reception rooms is truly yours to pick from! The home offers extensive living space, along with a quite simply spectacular large family lounge, the perfect place to entertain in our opinion. Before stepping inside, wonder around the glorious plot that home sits within, a former primary school in the late 1800's; since it's sympathetic conversion to a residential premises, it offers an array of bedrooms on the first floor as well as an established rear garden. The front door opens up into a welcoming entrance hall, where you'll find the ground floor consisting of flexible and spacious accommodation. There's a choice of reception rooms for the family to unwind in, a must for those that love to entertain. There's a generous kitchen/breakfast room that offers views out over the front past the church yard & it's grounds. From the kitchen, there is a handy utility area, ideal for storing all that comes with family life as well as another downstairs W/C. There's a passage way, that is often used by the current owners as their main entrance, the hall offers a large oak staircase that rises to the first floor. At the rear of the home, there is yet another impressive reception/family room that offers the chance to open up the rear door and wander into the rear mainly laid to lawn section of the rear garden. This room also has a W/C, a handy addition to this large family home. Along the left hand side of the house is a superb more formal dining area which offers an impressive 22'5 x 16'7 of space, perfect for those that wanted a more formal space to dine in. Beyond this, is the homes main sitting room, which offers yet again a fantastic 29'11 x 22'5 of floor area with a magnitude of windows both offering views into the courtyard section of the garden as well as views out over the memorial garden to front, and further lawn section that the garden offers.

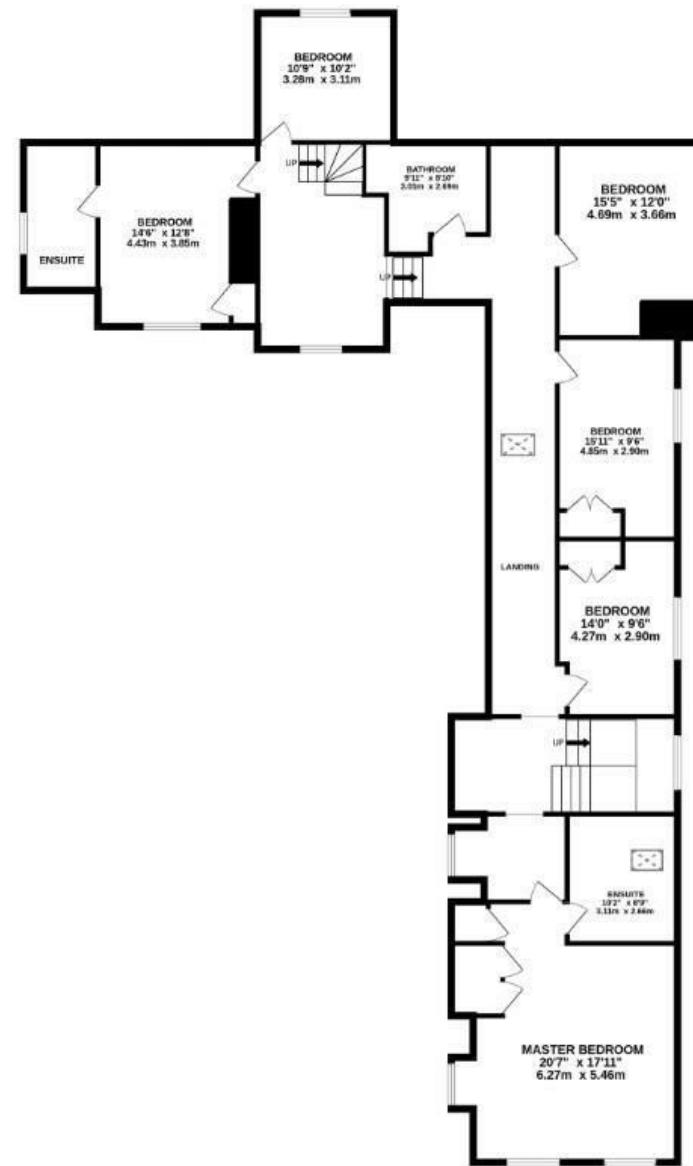
The stairs rise from the hall to the landing, where you will discover 6 well proportioned bedrooms. Not often do you find, five double bedrooms, let alone two with their very own en-suites. The first floor has space in abundance, and allows the family to live whilst not feeling on top of one another. The master bedroom is a must see, measuring approx. 20'7" x 17'11 ' with built in cupboards and it's own modern, walk in en-suite shower room with sky-light. The guest bedroom across the hall, again generous in size offers the second en-suite within the property. The children wont have to worry about picking the bedrooms, as they are all great in size. We often hear from our clients that multi-generation living is so high on the agenda for many now following the pandemic. Here this home has you covered, with flexible & versatile accommodation, it must be noted that the rear family room on the ground floor, certainly offers you the ability to live comfortably with relatives & could act as a ground floor bedroom if needed. There's also a large detached double garage, that perhaps STPP could be utilized to offer a detached residence.

Externally, the previous tarmac playgrounds are no longer, and the vendors has created a landscaped rear garden, with mature apple tree's and a large array of hedges and shrubs lining the character perimeter. Not only does the home boast a handy garage with up and over door, but offers a generous plot that wraps around the home. Which ever door you exit from, you're sure to find a pleasing view! From pottering around the garden, to the children letting off steam we're sure that it offers a great blend for those that enjoy the outdoors! Great Chart is located on the outskirts of Ashford with great links to London via the high speed train from Ashford International, alternatively junction 9 of the M20 is just a short drive away with links to Dover and London. Located near by is a range of primary, infant and secondary schools. Local amenities include a popular gastro pub, hair salon and sports ground. Supermarkets such as Sainsburys, Tesco & Asda are all located within a short drive.

GROUND FLOOR
2341 sq.ft. (217.5 sq.m.) approx.



1ST FLOOR
1927 sq.ft. (179.0 sq.m.) approx.



TOTAL FLOOR AREA : 4267 sq.ft. (396.5 sq.m.) approx.

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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Tenure: Freehold
Council Tax Band: F

- Sympathetically restored former School House Dating back to circa 1800's
- Beautiful Grade II listed building with charming features
- Over 4000sq ft of accommodation + World War I Memorial garden within plot
- Detached double garage with pitched roof offering parking for multiple vehicles
- Boasting Ragstone walls, a Kent peg tiled roof with Dutch gable ends
- Generous principle bedroom offering en-suite + Guest bedroom & en-suite too
- A choice of 6 well proportioned bedrooms, Master
- Four large reception rooms + ground floor study
- A mature, established wrap around garden with courtyard patio area
- EPC: Exempt, Council Tax Band: G

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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