



Stour House, The Street,
Little Chart, TN27 0QB

£650,000



An exceptional 3-bedroom detached property residing in the heart of the one of Kent's most well regarded villages, Little Chart. Stour House is brought to the market with no onward chain complications and offers a blend of contemporary luxury and timeless charm. Nestled within a picturesque setting, it boasts an unparalleled level of uniqueness and character. Upon entering, you are welcomed into a spacious entrance hall that sets the tone for the rest of the home. The interior design seamlessly integrates elegant finishes with functional living spaces, catering to both comfort and style.

Little Chart is a charming and peaceful hamlet on the outskirts of Ashford that centred itself around the local paper mill. 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. This is a home that is sure to please those looking for a change of pace and a life in the quiet backwaters whilst retaining access to all the necessary things that a busy life demands with Ashford around 4 miles distant and the motorway and rail networks easily



The heart of the home lies in its well designed reception rooms, from it's entertaining kitchen/diner, where you may host guests or enjoying quiet moments with family. Or, the large light flooded family reception room, where you can unwind without feeling on top of one another – the layout encourages fluid movement between the living room, dining area, and fitted kitchen. High ceilings, large windows, and thoughtfully placed lighting fixtures flood the home with natural light, accentuating the sense of openness and warmth. Why not pop the patio doors open ajar, and dine alfresco when the weather is kind. The kitchen is a chef's delight, featuring quality appliances, a fabulous array of sleek, gloss wall and base hung cabinetry as well as ample counter space for meal preparation. Whether hosting elaborate dinner parties or whipping up everyday meals, this culinary haven is sure to inspire creativity. The ground floor is finished well with under floor heating, a handy storage cupboard and a ground floor W/C that you'd expect from a home of this quality.

Climb the stairs to the first floor and here is where you will discover 3 double bedrooms and luxury family bathroom. All bedrooms being ample in floor space, each offering their own in built cupboards, easing the need for free standing furniture. Why not retreat to the luxurious master suite, where serenity awaits. This private sanctuary boasts a generously sized bedroom, a spa-like ensuite. Each additional bedroom offers its own unique charm and comfort, providing flexibility for guests, children, or home offices. Note the vaulted ceilings and smartly placed velux windows putting you in touch with the outdoors.

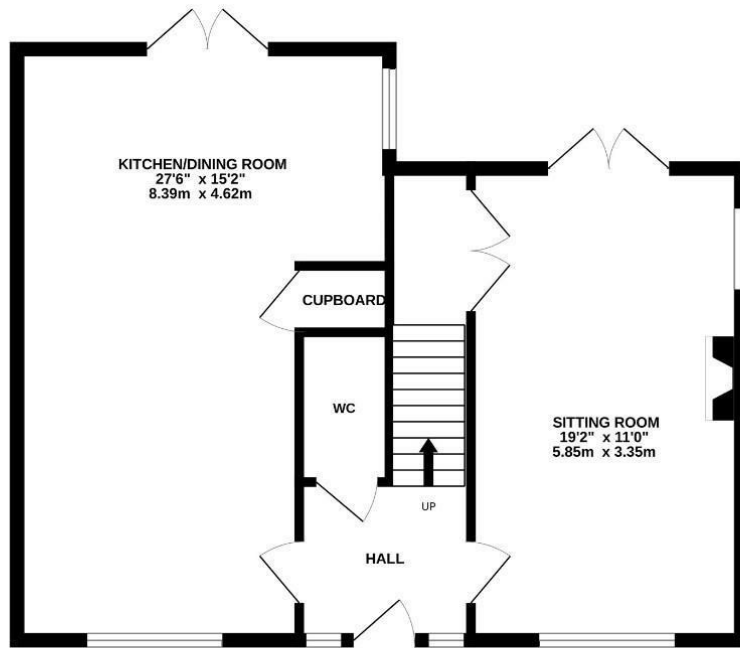
Outside, the property extends its allure with well-manicured laid to lawn garden and outdoor living spaces. A patio area invites al fresco dining and relaxation, while the expansive yard offers plenty of room for outdoor recreation and gardening enthusiasts. With its distinctive architecture, impeccable craftsmanship, and desirable location, this unique 3-bedroom detached property epitomizes the epitome of modern luxury living in the heart of Kent.

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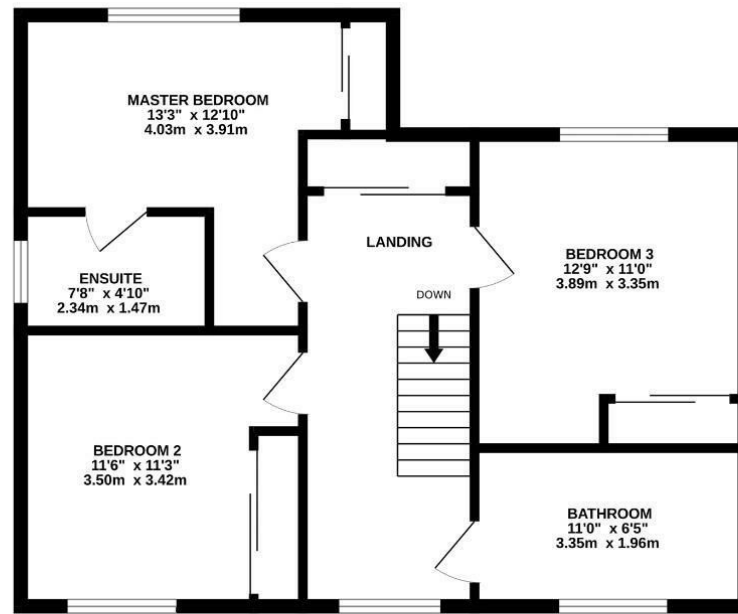
Tenure: Freehold
Council Tax Band: F

- A delightful 3 bedroom detached modern home
- In the heart of the tranquil village of Little Chart
- Principle bedroom with velux windows and luxury en-suite shower room
- Entertaining kitchen/dinning room 8.30x4.62m + Family reception room 5.85x3.35m
- Generous laid to lawn garden, with side access and patio area
- Ground floor offering underfloor heating throughout
- Stunning kitchen/diner with breakfast bar boasting gloss wall and base cabinetry
- Boasting remainder of it's NHBC Guarantee (7yrs)
- EPC Rating: B (84) Council Tax Band: F;
- No onward chain complications

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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.