



The Street,
Ashford,
TN27 0QB

£375,000



Set near the village green lies this charming, period 2 bedroom cottage, which has been lovingly cared for and extended over the years. It's easy to see why the ownership has spanned some 3 decades! This Little Chart home provides for some, a lifestyle change, allowing you to seek that homely community feeling, found within this peaceful rural setting whilst being a moments wander from fantastic open-green field walks found near your doorstep.

There are a number of reasons why the vendors chose to call this place home - Perhaps it's the rural setting, or knowing just how close you are to either Ashford, Maidstone or even Canterbury – a simple drive and you can find yourself meandering around cobble stone streets in, or wandering around the Ashford outlet - whilst the convenience of supermarkets are a simple drive away from your new home.

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



On arrival to the property, you're struck by its large, mature frontage that separates the home from the road, with over 100ft of front lawn, it's a home where children can be raised, memories made – Backed up by the length of time this home has been in ones ownership for! There is a rear pedestrian foot-path that leads you to your rear garden, which has predominantly be used as the front entrance by the current owners. From the front garden, open that charming front door, into a lobby, allowing you to kick off your shoes and hang up your coat, this then invites you into the homes comfortable reception room, with charming brick fire place and beautiful Deering Windows that have been throughout maintained. The lounge is plentiful in floorspace, neutral in décor, with a charming brick-fireplace. Beyond this room is the homes semi-open plan dinning/kitchen – The dinning room plays a vital part in connecting the home – You can feel it's a home that has had music played, gatherings hosted and parties under-taken, family and friends will want to gather here, and possibly not leave!

The kitchen is located to the rear of the home, with a good array of wall and base units, space for appliances, as well as a rear door that provides access into a quiet rear cottage style garden, with a number of useful sheds & out-building. Here there is a rear gate providing access to the rear foot-path. The ground floor is finished well, with what was once a dinning room, now a handy ground floor study space – There is also a handy downstairs WC. During the time here, the bathroom has been relocated to its rightful place, upstairs. As this home, once upon a time was traditionally a 3 bedroom property, now offering more space downstairs for a growing family thanks to the forward thinking of the current owners.

Climb the stairs and you will find the two spacious bedrooms, with the family bathroom located at the rear of the home thanks to its relocation some years ago. It's a charming bath suite where you can soak away in the tub, or perhaps make use of the shower, there is also a wash hand basin & W/C too. The 2nd bedroom is a comfortable double, with both bedrooms offering idyllic green views. Now, turn your attention to the master bedroom. A room which offers yet again that comfortable peaceful sanctuary like feeling, from its netrual colours, to its window views of the green front garden, this room here can certainly be used with your imagination at play – with charming exposed brick-work chimney breast giving it real character, a nod to the properties age.

Wander into the garden or pop open that rear door from the kitchen, which ever side you chose to leave, a garden awaits you. The front plot here is truly magical, and has been landscaped over the years by the current owners, now offering a substantial lawned area, with small patio ideal for alfresco dining, and letting guests mingle on those long bank holiday BBQ filled weekends. At the base of the garden is a well designed wooden shed, it's a garden that you can use all year round – During the day, or at night, making memories with friends and family in this delightful space. We would recommend booking a viewing at your earliest possible chance, as there's so much more to see than this description can tell you!

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 accessible too. The thriving market town of Ashford is approximately five miles away, here you can find comprehensive facilities including Ashford International Station providing Eurostar services to the continent and high speed rail services to London St Pancras and Ebsfleet international. The M20 motorway provides excellent road access to the area and London. There is an excellent range of schools in the Ashford area in both state and private sectors including grammar schools



Tenure: Freehold
 Council Tax Band: D

- A Delightful, 2 Bedroom, Mid Terrace-Period Cottage
- Dating back to Circa 1800's with Charming 'Derring' Windows
- A Substantial front plot approx 100ft in length with cottage style rear garden
- Spacious ground floor accommodation with cosy reception room with focal brick-fire place
- Well appointed kitchen, leading from separate dining room with fireplace
- Bathroom having been relocated to first floor, with downstairs W/C
- 2 Large, double bedrooms, both offering charming green views
- Electric storage heaters & water cylinder
- EPC Rating: E Council Tax Band: D
- Located in the heart of the Little Chart Village. * Conservation area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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.

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