



MARTINS ESTATES

SALES AND LETTINGS

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The Cottage The Street, Ashford, TN23 3AH

Asking Price £1,150,000

A distinguished Grade II Listed village residence with coach house annexe potential.

An Important Village House occupying a commanding and central position within the sought-after village of Great Chart. The Cottage is an imposing and historically significant Grade II Listed detached residence believed to date from the 17th century.

Constructed of red brick with part tile-hung and part rendered elevations beneath a Kent peg-tiled roof, the house is instantly recognisable by its distinctive gabled dormers and elegant Dutch-gabled porch, complete with cartouche bearing the crest of the Toke family of nearby Godinton Park

Set within a generous garden plot the property combines architectural gravitas with refined modern living, having been carefully and comprehensively refurbished by the present owners over the past 16 years.

The accommodation unfolds from a welcoming central hallway, offering both symmetry and flow, perfectly suited to modern family living while retaining its period soul.

The principal lounge is a room of considerable character and atmosphere. A beautifully restored inglenook fireplace forms the focal point, now housing a log burner that provides warmth and visual drama in equal measure. The dining room sits conveniently off the hallway and features double doors opening directly into the entrance hall, allowing for both formal entertaining and easy day-to-day circulation.

The kitchen has been thoughtfully designed to blend period integrity with contemporary practicality.

Importantly, the kitchen opens seamlessly into a breakfast room, creating a sociable open-plan arrangement ideal for modern living.

The first floor provides four well-proportioned bedrooms, each with its own character. Occupying the top floor, the impressive master suite provides a private and luxurious retreat.

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Ground Floor

Snug

14'0 x 8'7 (4.27m x 2.62m)

Kitchen

13'8 x 12'7 (4.17m x 3.84m)

Breakfast Room

11'0 x 8'10 (3.35m x 2.69m)

Dining Room

13'0 x 12'7 (3.96m x 3.84m)

Lounge

21'3 x 12'5 (6.48m x 3.78m)

Utility Room

8'5 x 6'7 (2.57m x 2.01m)

First Floor

Bedroom

14'0 x 10'0 (4.27m x 3.05m)

Bedroom

13'2 x 12'10 (4.01m x 3.91m)

Bedroom

14'4 x 13'3 (4.37m x 4.04m)

Bedroom

15'5 x 14'0 (4.70m x 4.27m)

Second Floor

Bedroom

17'2 x 13'3 (5.23m x 4.04m)

The Coach House

Ground Floor

Room

13'6 x 13'4 (4.11m x 4.06m)

Room

13'4 x 11'3 (4.06m x 3.43m)

Second Floor

Room

25'6 x 13'4 (7.77m x 4.06m)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		62	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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