



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Hunger Hatch Cottage

Little Chart, Ashford, Kent, TN27 0QQ

£775,000

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Key Features

- Picturesque three bedroom Grade II listed cottage
- Former Medieval Hall House surrounded by countryside & far reaching views
- Period features including 2 inglenook fireplaces and exposed beams and brickwork throughout
- Double garage with power, light & remote control door
- Living room with an open fireplace, dining room with a log burner, garden room & a study
- Beautiful established cottage gardens bursting with perennials & a paddock

Description

Grade II listed three bedroom cottage, formerly a 15th century Medieval Hall House. Hunger Hatch Cottage is full of character throughout with a number of period features including Kent Peg tiled roof, exposed beams and brickwork, Inglenook fireplaces and latch doors. The property is surrounded by picturesque countryside views, with no nearby neighbours.

This charming cottage comprises two floors and includes, on the ground floor, an entrance porch, formal living room and separate dining room both with inglenook fireplace and log burner, a kitchen with electric Aga, additional integrated appliances, newly fitted granite worktops and a pantry, breakfast room with stunning views over open countryside and electric log burner, a utility room and downstairs shower room. On the second floor are three double bedrooms, all with views over the surrounding countryside and a family bathroom.



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The cottage sits on a plot of just under 0.5 acres and benefits from an automated solar panel gated driveway up to the cottage which also has its own separate gated entrance, well maintained front and side gardens, various sheds that will remain and two small stables, a sun terrace with patio designed to take advantage of the views available, a large double garage with a car barn to the side and driveway with parking for multiple vehicles.

Location

Hunger Hatch is situated just off Pluckley Road, in open countryside, and is approximately 2.3 miles from Charing. Charing enjoys an interesting mix of village shops, churches, primary school and doctor's surgery. Transport links are well supported with a main line railway station in the village, providing access to London Victoria and Ashford International station which benefits from the High Speed 37 minute rail service to London St Pancras. Junction 9 of the M20 motorway is 5 miles distant and junction 8, some 8 miles distant, both providing direct access to London and the Kent coast.

Pluckley Train Station is approximately an 8 minute drive away and offers a direct service to London Charing Cross.

Ashford is the nearest town centre and provides an extensive range of shopping and leisure facilities along with McArthur Glenn designer outlet shopping centre and a selection of supermarkets including Waitrose, Marks & Spencer, Sainsbury's, Tesco and Asda, within easy reach by car.

■ Council Tax Band F

■ Ashford Borough Council





Floorplan and Dimensions



GROUND FLOOR
APPROX. FLOOR AREA
1045 SQ.FT.
(97.12 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
756 SQ.FT.
(70.28 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
520 SQ.FT.
(48.30 SQ.M.)

TOTAL APPROX. FLOOR AREA 2322 SQ.FT. (215.70 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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