

**MARTINS
ESTATES**
SALES AND LETTINGS



The Cottage The Street
Ashford, TN23 3AH

Asking Price £1,150,000

The Cottage The Street, Ashford, TN23 3AH

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.

Ground Floor

Snug

15'5" x 14'1" (4.71m x 4.30)

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)

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

14'7" x 11'8" (4.45m x 3.56)
(approx.)

Lounge

14'11" x 8'11" (4.56m x 2.72m)

cupboard

10'9"x 7'3" (3.28x 2.21)

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)

Garage

20'4" x 16'9" (6.20m x 5.11)



The Cottage, Great Chart, TN23

Approximate Gross Internal Area = 288.7 sq m / 3107 sq ft
 Garage & Store = 34.4 sq m / 370 sq ft
 Coach House = 63.2 sq m / 680 sq ft
 Total = 386.3 sq m / 4157 sq ft

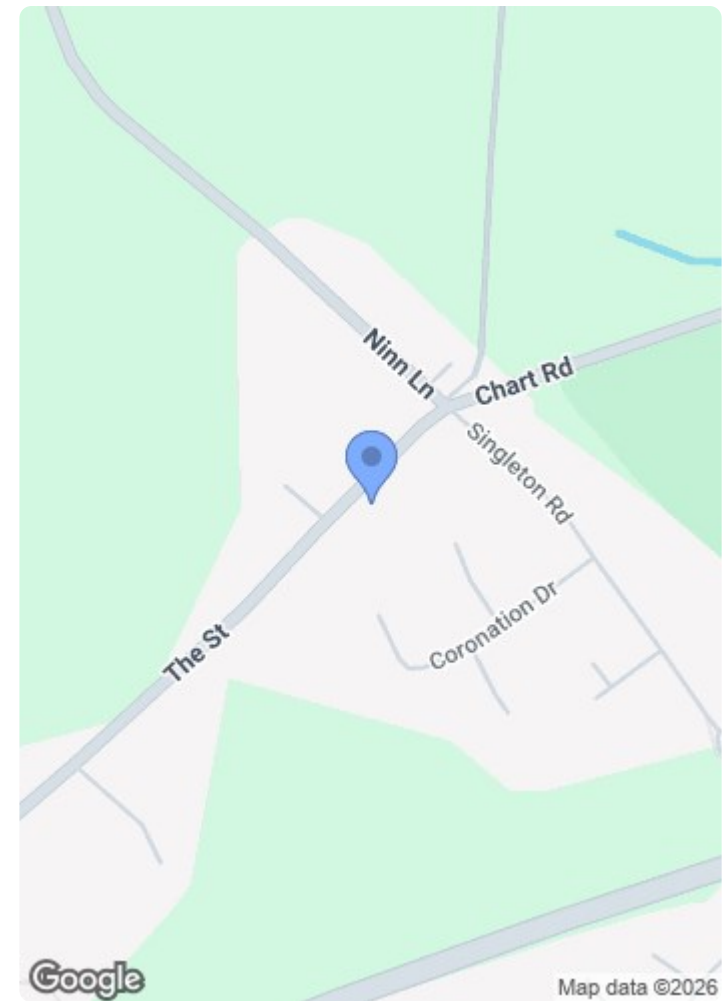
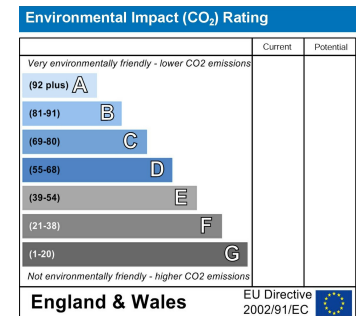
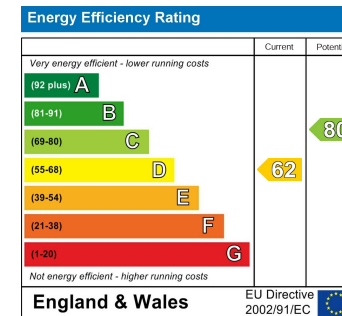


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1279229)



69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 www.martinestates.co.uk email: sales@martinestates.co.uk



Martine Estates Property Management Ltd
 Registered in England and Wales No. 10981401
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF
 Martine Wilkins T/A Martine Estates Sales and Lettings

