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**Cordwainers,
Market Place, Charing, Kent TN27 0LR**

Cordwainers, Market Place, Charing, Ashford, Kent TN27 0LR Offers in excess of £750,000

This charming 5 bedroom detached period property with annexe potential and pretty courtyard garden is positioned in a very private, truly magical location overlooking the Church and Archbishop's Palace in the centre of the picturesque village of Charing, just a short drive from the town of Ashford.

"Cordwainers" is a house brimming with character and history. As the name suggests, it was the original site of the leather maker's premises in the village, and although it probably has earlier origins, the existing house is thought to date from the 19th Century. Recently renovated to a high specification, this beautiful unlisted home now offers stylishly presented, flexible accommodation that would suit many different purchasers, including those looking for dual occupancy or the perfect "lock up and leave" property.

The house itself is laid out in a U shape, made up of three wings, all of which face onto a protected east facing central courtyard, which itself also has glorious views across the meadow beyond. The south wing, which can be accessed from the main part of the house, but also has its own entrance and separate facilities, could be used as a stand-alone annexe, guest wing, holiday let or similar if desired, subject to any necessary permissions. A balcony, accessed from this part of the house, offers far reaching views of the North Downs and makes the perfect place for a G and T as the sun goes down.

Literally a few steps from the market square, the house sits at the end of its own leafy drive, where it enjoys privacy and seclusion, making it the ideal home for a buyer wishing to be in a central village location, close to all the local amenities, but still wanting peace and quiet.

- Beautiful 5 bedroom detached house with Annexe potential
- Flexible accommodation totalling just over 2,000 square feet
- Recently renovated to a high specification throughout
- Enclosed east facing courtyard garden with off-street parking
- Tucked away, very private location in the heart of Charing
- Glorious views over Cleward's Meadow to Church and Downs
- Short walk to all the many local amenities in the village
- Wide choice of good local schools including Grammar schools
- Charing station 0.3 miles / High Speed Rail Link from Ashford
- Access to M20 at junction 8 (Leeds Castle) and junction 9 (Ashford)

SITUATION: "Cordwainers" is in a tucked away position just off the high street and historic market square of the sought-after village of Charing and enjoys outstanding views across Cleward's Meadow to the ancient Church and Archbishop's Palace. Charing village offers a variety of local amenities including a Doctor's surgery and pharmacy, primary school, village hall, public library, playing fields, tennis and cricket club and a number of interesting independent shops, ideal for everyday living. It also benefits from having a mainline station on the line from Ashford to London Victoria, which is just a short walk from the property. The market town of Ashford is about 6 miles distant, offering a comprehensive range of shopping, health, leisure and the well regarded Highworth and Norton Knatchbull Grammar Schools. Access to the M20 motorway junction 9 is also at Ashford, as is the High Speed service to London St Pancras (a journey time of about 37 minutes).

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The accommodation comprises the following with approximate dimensions:

ENTRANCE HALL The front door opens into a welcoming hallway where original wooden flooring adds warmth. Three steps lead up to the kitchen / dining room, while stairs give access to a split level landing where there is a shower room and then continue on to the first floor. Open arched doorway to sitting room. Large feature arched window, matching arches over front doorway and one sitting room window.

KITCHEN / DINING ROOM 26'1 x 10'7. This lovely space, with its French grey shaker style kitchen, spacious dining area and triple glazed French doors onto the courtyard garden, really is the heart of this home. To one end of the room is the newly fitted kitchen with its lovely silestone quartz worktops and high end integrated Bosch appliances including: larder style fridge / freezer; gas hob with extractor above and oven under; and dishwasher. Inset one and a half bowl sink with mixer tap. Combi Boiler.

To the other end of the room is a large brick alcove which is where the original forge would have been. Wooden floors and exposed beams throughout this space give it character and charm.

SITTING ROOM 21'1 x 13'2. The generous sitting room has a most elegant feel. A fireplace with built-in storage to either side makes an interesting focal point in the room. Windows across the east wall let the morning sun flood in and give wonderful vistas over the pretty courtyard garden and Church. A door gives access to the south wing of the house.

SHOWER ROOM Handily located on the mezzanine level of the north wing, this modern shower room comprises enclosed shower; vanity unit with basin and storage below; WC and heated towel rail. Underfloor heating.

FIRST FLOOR A very large **LANDING** 14'5 x 14'2 which gives access to the three bedrooms and family bathroom on this floor. This unexpectedly large space has in the past been used as a library. It would also make a wonderful study or home office space or even somewhere to sleep additional guests.

BEDROOM 1 17'2 x 14'5. This spacious double aspect bedroom, with built-in wardrobes, feature fireplace, exposed beams and glorious views, is a lovely place to relax at the end of the day.

BEDROOM 2 20' x 11'7. A spacious double bedroom with south and east facing views over the garden and Meadow beyond. A part vaulted ceiling with exposed beams makes this room feel even more spacious and airy.

BEDROOM 3 10'10 x 7'0. A pretty bedroom with skylight and exposed beams. Ideal as a nursery, child's room or guest bedroom.

FAMILY BATHROOM A luxury bathroom with double ended bath, top range vanity unit, WC and heated towel rail. Underfloor heating. A large skylight in the vaulted ceiling is perfect for star gazing while relaxing in the bath!

SOUTH WING (ANNEXE) A separate outdoor entrance from the courtyard leads into the lobby area which gives access to the annexe wing as well as the sitting room in the main part of the house. NB: This wing of the house has its own water heating system and electric radiators.

BEDROOM 4 (ground floor) 14'8 x 12'7. This versatile space could be used as a double bedroom or as an additional living space. A window to the side gives courtyard views and a special vista of the Church over the wall.

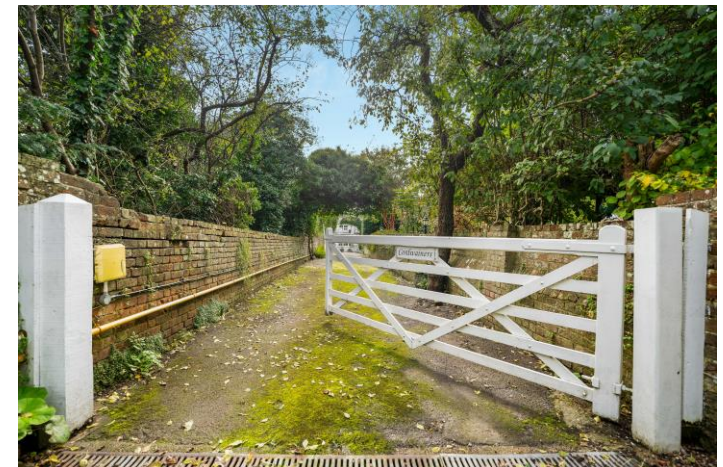
SHOWER ROOM / UTILTY ROOM (ground floor) This handy shower room serves bedroom 4 and acts as a utility area with space and plumbing for a washing machine and dryer.

ANNEXE LIVING SPACE / BEDROOM 5 25'11 x 7'10. Although currently used as a bedroom, this space would make the perfect living area for the annexe as there is a small built-in kitchenette with sink, fridge and storage. Low French doors open onto a balcony which has the most amazing views over Cleward's Meadow towards the Church and North Downs. The ideal place for sundowner drinks or just to sit and take in one of the best views in the village.

OUTSIDE The property is approached over a driveway where there are two five bar gates. Inside the second gate is an area which could be used for parking. On a slightly lower level is the main courtyard garden area which is beautiful and low maintenance. Surrounded on three sides by the house with a flanking brick wall to the other side, this is a very enclosed garden which has the advantage of privacy, but also benefits from unrivalled views



SERVICES Mains: water, electricity, gas and drainage. EPC Rating: F. Local Authority: Ashford Borough Council. Council Tax Band: F. LOCATION FINDERwhat3words: ///ecologist.bitter.puddings



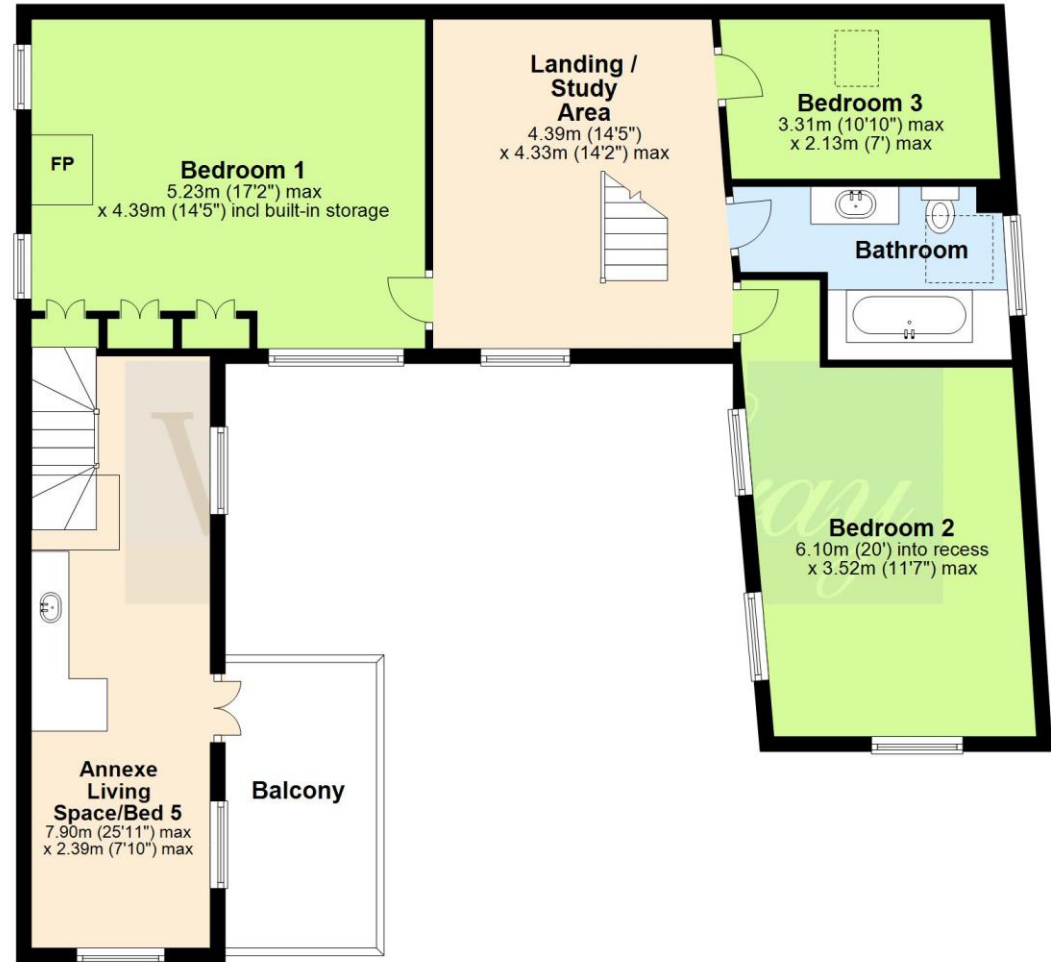
Ground Floor

Approx. 92.7 sq. metres (998.2 sq. feet)



First Floor

Approx. 94.3 sq. metres (1014.6 sq. feet)



Total area: approx. 187.0 sq. metres (2012.7 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.
Plan produced using PlanUp.

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