

HOBBS • PARKER



Baillie Hall Great Chart

DISTINCTIVE COUNTRY PROPERTY

Baillie Hall

The Street

Great Chart, Kent TN23 3AT

A bright, airy and stylish Grade II* Listed Tudor Manor House with good ceiling heights and surprisingly spacious rooms of significant and interesting character including a possible annexe, all within a pretty village yet just ten minutes from Ashford International Station.

In all just under an acre

Guide Price £1,495,000



The House

Entrance Hall • Drawing Room • Dining Room
Sitting Room • Study • Snug • Kitchen/Breakfast
Room • Larder • Pantry • Utility Room • Ground
Floor Bedroom with En-suite Bathroom • Cloakroom
Cellar • Master Bedroom with En-suite Bathroom
4 Further Bedrooms • 2 Bathrooms

Gardens

Lawned gardens • Box hedging • Brick pathways and
terraces • Outbuilding comprising W.C., boiler room
and two store rooms • three bay open garage with
garden store • gated entrance

Communication

Ashford International (HS1) – 2 miles • M20
Motorway (Jct. 9) – 2 miles • Tenterden – 9 miles
Eurostar – 2 miles





Situation

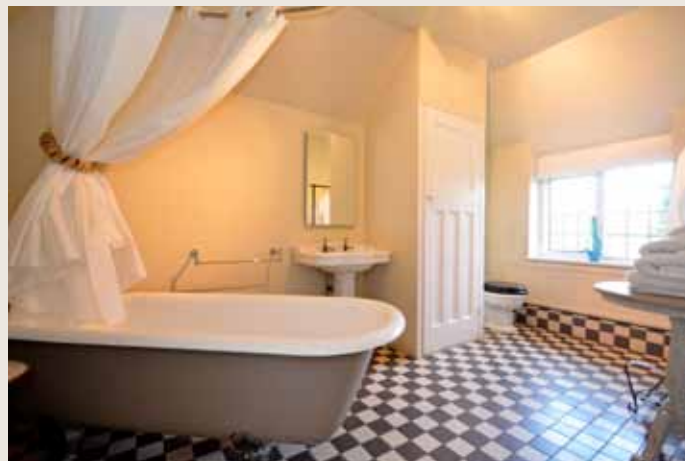
Baillie Hall is set on high ground on the edge of the village with views over farmland and close to the ancient Parish church. From some windows there are the most delightful views over the village and even as far as the North Downs in the background.

The pretty village of Great Chart is well known for its display of Period houses, a village inn and pretty church, along with Ashford preparatory school and the village's superb proximity to the thriving market town of Ashford and notably the International station (Eurostar) providing domestic high speed trains to London St. Pancras in under forty minutes making this property ideal for daily or periodic commuting.

Ashford is also host to a variety of modern retail opportunities including the McArthur Glen Outlet Centre, John Lewis at Home and Waitrose, whilst there are many exciting plans for the town centre and other sites. There is a choice of schools both in the state and independent sectors including grammar schools for both boys and girls.

The historic town of Tenterden is just a few miles to the west of the village of Great Chart with a more traditional and characterful feel including a pretty high street of independent shops, restaurants and a weekly market.

From Great Chart there is swift access to the M20 motorway to junction 9, along with a straightforward route to the city of Canterbury (A28) whilst the Channel Ports and the Channel Tunnel are also easily accessible.



Baillie Hall

An outstanding example of a Grade II* Listed Tudor Manor House which has been beautifully restored by the current owners and has a



very bright and airy interior with good ceiling heights and large rooms. The character of the period is easy to appreciate but the style and practicality of the interior may be fully appreciated upon internal inspection. Some of the ground floor rooms provide excellent spaces for entertaining, whilst the single storey section has an independent entrance and could be separated as an annexe if required, holiday letting may be possible or perhaps even a home working space or consulting suite. The upper two floors are just as impressive as the ground floor and offer excellent bedroom accommodation with equal style and character.

History

The property dates back to the 15th Century, although the house was extended in 1914 by renowned architect Baillie Scott and the Arts & Crafts influences throughout the property are evident and work in harmony with the earlier character of the Tudor period. This is particularly true of some of the fireplaces, many of which have tiles in this style.

Services

All mains services connected.

Directions

From the M20 Motorway (Jct. 9) follow signs towards Tenterden A28. Upon arriving at the roundabout adjacent to Matalan take the third exit signposted to Great Chart. Continue into the village and upon ascending the hill the property will be found on the left hand side just before the church on the right.

Viewing

Strictly by appointment only. If you would like to view this property please telephone our offices **(C1285)**

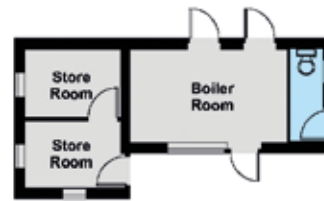


Baillie Hall

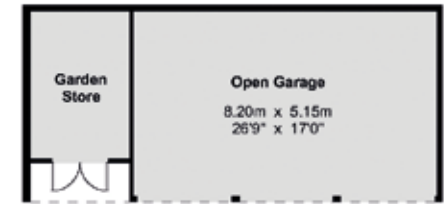
House - Gross Internal Area : 510.7 sq.m (5497 sq.ft.)

Outbuilding - Gross Internal Area : 24.1 sq.m (259 sq.ft.)

Garage - Gross Internal Area : 52.2 sq.m (561 sq.ft.)



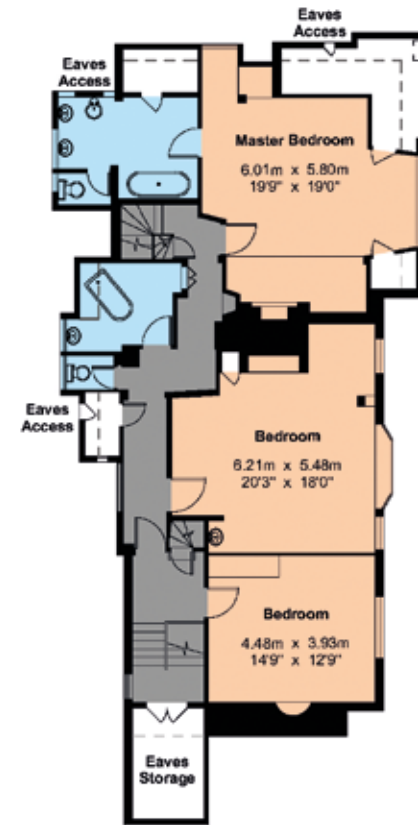
Outbuilding



Garage

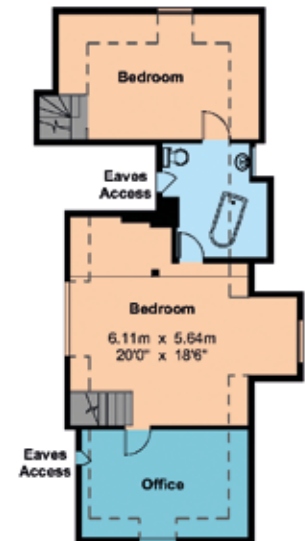


Cellar



First Floor

--- Restricted Height



Second Floor



For Identification Purposes Only.

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HOBBS • PARKER
Country Houses



Ashford Office

Romney House
Orbital Park
Ashford TN24 0HB
01233 506220

Tenterden Office

9 The Fairings
Oaks Road
Tenterden TN30 9QX
01580 766766

Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

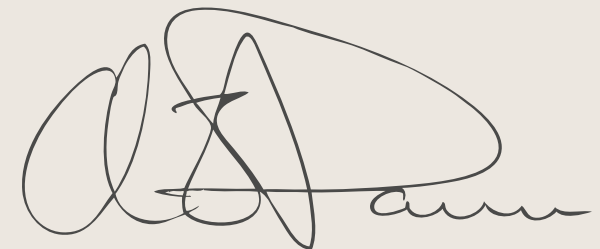
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Country Houses, Ashford Homes, The Villages, Tenterden Homes and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Ashford and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Alex J Davies FNAEA MARLA
Director & Head of
Hobbs Parker Country Houses