

HOBBS • PARKER

Country Houses



Woodlands Bucksford Manor Great Chart

DISTINCTIVE COUNTRY PROPERTY

Woodlands

Bucksford Manor

Great Chart, Ashford, Kent TN23 3AE

A significant part of a large Grade II Listed manor house circa 17th Century with immediate garden, separate gardens with river frontage and garaging. The accommodation would now benefit from some updating but is considered worthy of the investment required. Ashford International Station (HS1) 1.5 miles.

Guide Price £750,000



Accommodation

- Main Entrance • Entrance Porch • Entrance Hall
- Cloakroom • Kitchen/Breakfast Room • Sitting Room
- Drawing Room • Sun Room • 5 Bedrooms (1 En-suite)
- Family Bathroom • Shower Room • Integral workshop
- Oil fired central heating

Gardens

- Large terrace • Magnolia tree • Large separate lawned garden • River frontage • Workshop • Summerhouse
- Double garage • Off-road parking

Communications

- Ashford Int Station (HS1 & Eurostar) – 1.5 miles
- M20 motorway (Jct 9) – 1 mile • Tenterden – 9 miles
- Channel Tunnel – 12 miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Situation

Woodlands is part of Bucksford Manor; a 17th Century manor house on the outskirts of the historic village of Great Chart. The village is close to the thriving market town of Ashford which provides a choice of retail shopping outlets including Waitrose and John Lewis at Home. The International Station is at the centre of the town providing 37 minute High Speed trains to London St Pancras and Eurostar services to the Continent.

On the outskirts of the town is the M20 motorway with junctions 9 & 10 easily accessible. The motorway provides a fast link with the M26/M25 and the Channel Tunnel.



Ashford provides a choice of schools both in the state and independent sectors including grammar schools for boys and girls.

Woodlands

A significant part of a Grade II Listed 17th Century manor house and providing accommodation arranged over two floors and

with two staircases. There are two principal reception rooms along with a kitchen, breakfast room and sun room. On the first floor there are 5 bedrooms (1 en-suite) and both a family bathroom and shower room.

It is now considered that the property would benefit from some updating but is considered worthy of the expenditure required.

The Gardens

The property entrance is from the main driveway which is owned by 'Woodlands' with right of way reserved for some of the other properties within the grounds of Bucksford Manor.

From the same driveway there is access to a double garage, workshops and off-road parking as well as a summerhouse and a large separate lawned garden with frontage to the River Stour. There is a private garden adjacent to the house and a large sunny terrace overhung by an ancient magnolia tree.

Close to the entrance is an integral workshop.

Services

Mains water, electricity and drainage.

Oil fired central heating.

Directions

From the M20 motorway leave at Junction 9 and proceed in the direction of Tenterden on the A28.

After proceeding for about 1 mile and at the roundabout adjacent to the Matalan store take the third exit towards Great Chart village.

After a short distance, take the second right hand turning into Bucksford Manor and 'Woodlands' is the first property on the right hand side.

Viewing

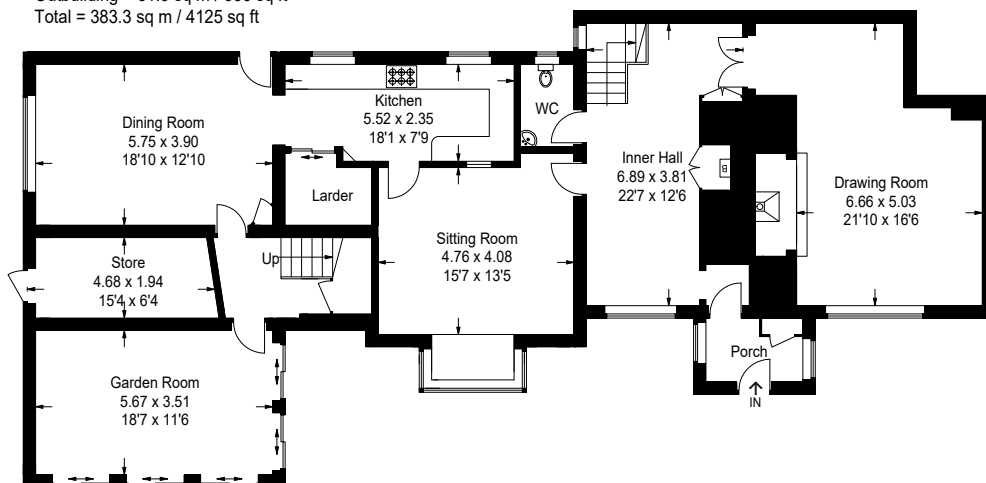
Strictly by appointment only.

(Reference C1379)

Woodlands, Bucksford Manor, Great Chart

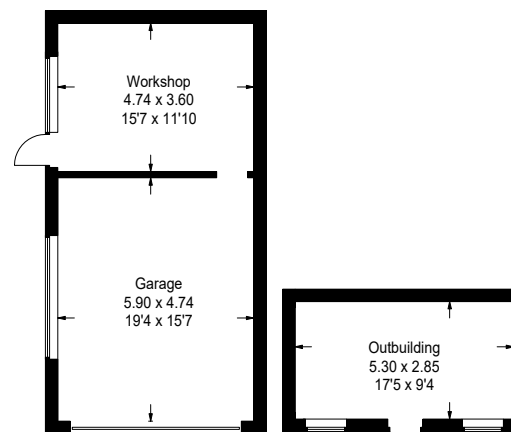


Approximate Gross Internal Area
321.4 sq m / 3459 sq ft
Outbuilding = 61.9 sq m / 666 sq ft
Total = 383.3 sq m / 4125 sq ft



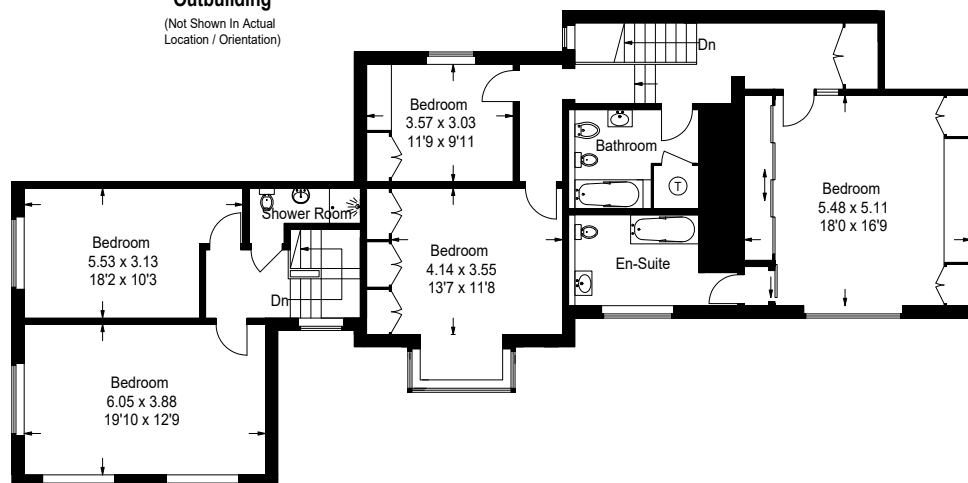
Ground Floor = 176.1 sq m / 1895 sq ft

Approximate Gross Internal Area



Outbuilding

(Not Shown In Actual Location / Orientation)



First Floor = 145.3 sq m / 1564 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID429906)



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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.

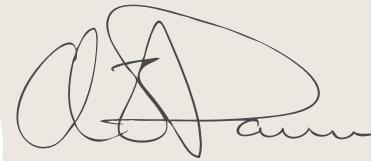
To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. I have 25 years of experience – the majority of which have been spent working specifically within the Country Houses market.

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
Managing Director & Head of
Hobbs Parker Country Houses