



Coach House

Lodge Place

Great Chart, Ashford, Kent TN26 1JL

An attractive attached converted coach house with character features and large private gardens including a pretty bothy, in a highly convenient location.

In all about 0.35 acre.

Ashford International Station (HS1)

London St Pancras 37 minutes – 4 miles

Guide Price £575,000



Accommodation

- Reception hall • Sitting room with inglenook fireplace
- Dining room • Kitchen • Galleried landing
- Master bedroom with shower room en suite
- Three further bedrooms • Family bathroom

Outside

- Integral garage • Off road parking • Garden • Bothy
- Wooden garden store

Communications

- Ashford International (HS1) – 4 miles
- M20 Motorway (Jct 9) – 4 miles
- Tenterden – 8 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

Coach House is situated on the rural edge of the pretty village of Great Chart. The village has a parish church, cricket club, public houses, popular primary school and sought after Ashford School. The town of Ashford is about 4 miles away providing a huge range of shopping and recreational facilities including the McArthur Glen Designer Outlet, John Lewis at Home and Waitrose. The town has a number of good schools including grammar schools for both boys and girls. The International Station provides Eurostar services to the Continent and 37 minute High Speed trains to London St Pancras. On the outskirts of the town there are two junctions to the M20 motorway including Junction 9 which is accessible from this property within about 10 minutes.

Coach House

Once part of a working farm, Coach House, along with the adjoining barn, was converted some years ago and now offers characterful living accommodation, with exposed timbers, brickwork and vaulted ceilings upstairs.

The sitting room has a fine inglenook fireplace fitted with a wood burning stove providing a focal point and there are double doors to the garden. Adjoining is the dining room and beyond the large kitchen fitted with a range of units.

Upstairs the bedrooms are set off the fabulous galleried landing with vaulted ceiling. The master bedroom has a shower room en suite. The three further bedrooms and these share the family bathroom. Whilst being perfectly

comfortable as it is, the property would benefit from some cosmetic updating.

Outside

The property is approached via a drive shared with the barn and the oast house. There is an area of front garden, laid to lawn on one side with two parking spaces, there is also parking space to the immediate front of the property and there is an integral garage.

To the immediate rear of the property is a wide terrace overlooking the garden and is a pleasant spot for outdoor dining. The garden is part walled and laid mainly to lawn with many mature trees and shrubs. At the far end is a charming oak frame bothy with open area and an enclosed storage space. Going through the gate leads to the secret garden, a private space perfect to keep a few chickens and maybe have some vegetable beds. There is a strip of land to the side providing access to the front.

Services

Private drainage, mains water & electricity. Electric heating.

Viewing

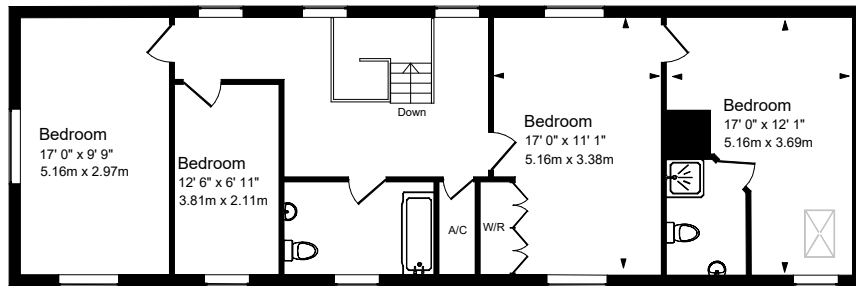
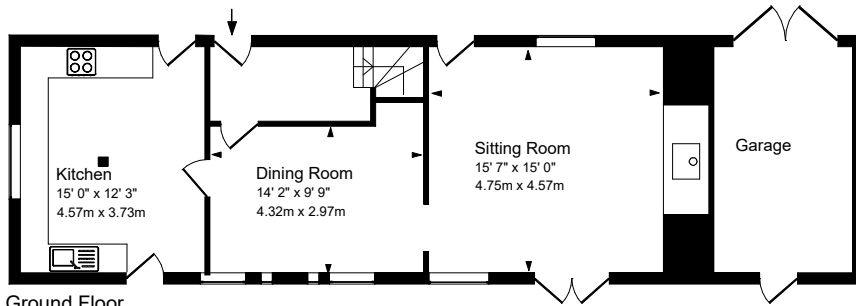
Strictly by appointment only. If you would like to view this property please telephone our offices (**RefV2228**)



Directions

From Tenterden proceed east on the A28 passing through the village of Bethersden. Continue past the second turning on the right (signposted Shadoxhurst) and the road will start to rise up the hill. Continue up and around the left hand bend. At the brow of the hill, there is a drive on the left hand side (by the telegraph pole with white paint) signposted Bevenden House, just beyond this is a 2nd drive leading to Coach House.

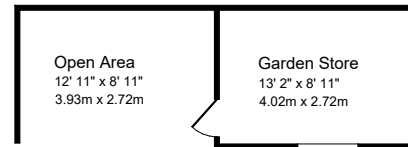
From Ashford leave the M20 motorway at Junction 9 and follow signs towards Tenterden/A28. Upon leaving the town behind you continue along the main road crossing a new roundabout. After a long straight the road will begin to climb the hill whereupon the property will be found on the right hand side.



First Floor

Approximate Gross Internal Floor Area House : 1,640 Sq. Ft. / 152 Sq. M.

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Bothy

Approximate Gross Internal Floor Area : 235 Sq. Ft. / 22 Sq. M.

Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



Great Chart

LOCAL VILLAGE PROPERTY

The village street is a conservation area, where most of the properties are 'listed buildings'.

Many of the cottages are built of pretty Kent Ragstone which add to the charm of this very friendly village.

There is a Methodist Chapel and also the perpendicular church of St Mary's, with its mediaeval glass windows a fine example of the architecture in the village.

The villagers are very proud of their cricket team and there is a very well kept cricket green together with a licensed pavilion funded by the Lottery where they hold many enjoyable social evenings throughout the summer.

Family Golf & Leisure offers a mini Golf Course, professional Golf Tuition, a Golf store, French Boules, Volleyball and a friendly Cafe/bar.



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Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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The Villages

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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. Valuing and selling houses in Tenterden every single day makes me the best man for the job.

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.

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I would be happy to help.



Simon.

Ashford

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01580 766766



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