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Country Houses

Park Cottage Church Lane Hothfield

DISTINCTIVE COUNTRY PROPERTY












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Park Cottage

Polla House, Church Lane,
Hothfield, Ashford, Kent TN26 1EL

A very private and well-appointed 4-bedroom house with bedrooms and bathrooms on both floors in a privileged location on the edge of the village with a lovely south facing aspect and rural views.

Close to St Margaret's Church, the house is set within 5.5 acres and once formed part of the 350-acre Hothfield Place Estate.







Accommodation

- Entrance hall (oak flooring) • Sitting room
- Kitchen/Breakfast room (City Kitchens of Canterbury)
- Utility room • Music room
- Two bedrooms (ground floor)
- Bathroom (ground floor) • Landing/study area
- Main bedroom (first floor)
- Guest bedroom (first floor)
- Bathroom (first floor)
- Oil fired central heating (recent exterior boiler & cylinder)
- Double glazed windows

Gardens/Land

- Barn style double garage • Studio & study over
- Terrace & barbecue • Greenhouses • Shed • Stables
- Forecourt parking • Wildflower meadow
- Woodland • Pond • In all about 5.50 acres

Communication

- Pluckley and Charing stations – 3.9 miles
- Ashford International Station (HS1) – 4.5 miles
- M20 motorway (Jct. 9) – 2.5 miles
- Ashford school – 3.1 miles















Situation

Park Cottage is tucked away from view in a peaceful and tranquil location approached through a cobbled courtyard close to the pretty church and neighbouring vineyard on the edge of the village.

The high walled gardens are still evident on the approach to the church once part of the 350-acre country estate of Hothfield Place no longer in existence.

The village of Hothfield has an excellent store/Post office as well as access to Hothfield Common, a stunning nature reserve extending to about 143 acres including woodland and heathland under conservation. Highland cattle and Konik ponies can often be seen grazing and the common offers delightful rambling walks. Part of the village is also crossed by the Greensand Way with further extensive walking.

There are local bus services to and from the village and the nearby A20 provides efficient access to the M20 motorway at Junction 9 as well as to the Town of Ashford with its wide-ranging retail shopping opportunities and International station serving 37 minute high-speed trains to London St. Pancras. Future continental services are planned.

The area is well equipped with a good choice of schools both in the state and independent sectors, including Ashford school, which has premises at nearby Great Chart.

The property

Park Cottage is a two-storey house in the chalet dormer style with distinctive parapet walls on both the front and rear elevations.

The beauty of this home is in the low maintenance simplicity and the practical accommodation layout featuring both bedrooms and bathrooms on both floors. The southerly facing aspect creates bright and sunny rooms.

Significant improvements have been made during the current ownership including a new kitchen by 'City Kitchens of Canterbury', a new bathroom and redecorations. The enviable surroundings, private but not isolated, are an uncompromising attraction along with the splendid rural aspect.

Additional accommodation exists above the double barn style garage. The two rooms served by an external staircase, could be adopted for varying uses.

Services/Connectivity

Mains water, electricity and drainage, broadband & mobile coverage available

Tenure: Freehold

Council Tax: Band G

Directions

From the M20 motorway leave at Junction 9. Join the A20 at the upper roundabout signposted towards Lenham. Proceed over the next roundabout and on for about a mile before turning left signposted to Hothfield. Take the second left into The Street and continue passing a vineyard on the left-hand side. Turn left towards the church by the high wall, pass the church and enter the approach between two buildings and then continue between two houses into the courtyard beyond. The entrance to Park Cottage will then be to the right hand side.

Satnav TN26 1EL

Viewing

Strictly by appointment only. If you would like to view this property, please telephone our offices.

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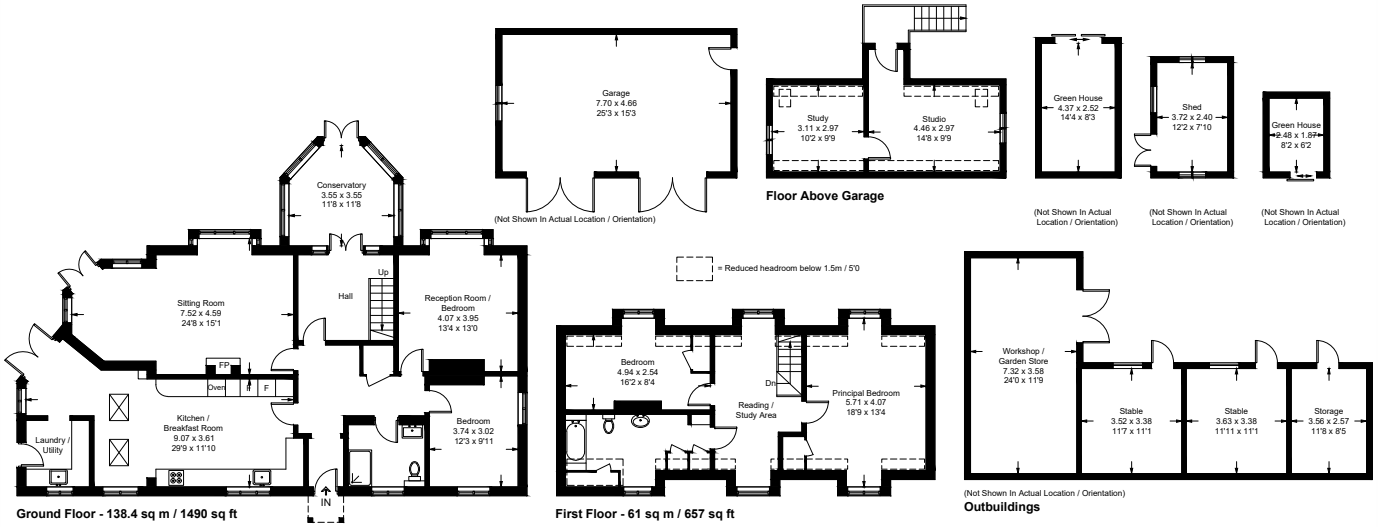


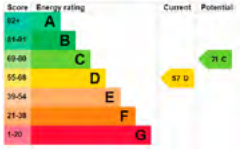






Park Cottage, Church Lane, Hothfield, Ashford





Approximate Gross Internal Area = 199.4 sq m / 2147 sq ft
Outbuildings = 145.6 sq m / 1567 sq ft
Total = 345 sq m / 3714 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. (ID1255331)
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Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

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Land App



Important Notice

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

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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.

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