



LITTLE CHART
KENT

JACKSON-STOPS 

THE OLD SCHOOL HOUSE

THE STREET, LITTLE CHART, ASHFORD, KENT, TN27 0QB

AN IMMACULATELY PRESENTED VICTORIAN PROPERTY WITH AN EXCEPTIONAL TWO STOREY REAR EXTENSION, OFFERING VERSATILE ACCOMMODATION, A MATURE GARDEN AND COUNTRYSIDE VIEWS IN THE PICTURESQUE VILLAGE OF LITTLE CHART



DESCRIPTION

Originally built in 1874 as the village school, this exceptional home occupies a position just within the village conservation area. Beautifully renovated and extended by the current owners, it now combines a striking two-storey architect-designed rear extension with the original Victorian building, creating impressive and versatile living space with four bedrooms and four reception rooms, while preserving a wealth of period features, including exposed beams, fireplaces and attractive windows.

The delightful gardens, of approximately $\frac{3}{4}$ acre, and the countryside views beyond, are a particular feature of the property, creating a beautiful outlook from the full-height glazing of the rear extension and perfectly connecting the house with its surroundings. A magnificent mature oak tree provides a stunning focal point, while the gardens include well-stocked borders, a productive vegetable garden with useful sheds, and a summerhouse/home office.

To the side of the house, a charming enclosed garden enjoys the evening sun, providing an idyllic spot for outdoor dining and relaxation.

Discreetly integrated solar panels are set into the side roof slope, enhancing the home's energy efficiency.

FEATURES

- Attractive, historic, village house with off street parking and a covered double sided entrance porch.
- Entrance hall
- Reception room currently arranged as a study
- Open plan breakfast room adjoining the kitchen, door to garden
- Bespoke kitchen wall and base units, designed and fitted by JM Interiors. Rangemaster oven with gas six burner hob, extractor, space for dishwasher, large larder cupboard, fridge/freezer, hand painted tiles. Full of light with wonderful views over the garden
- Spacious dining room with fireplace plus wood burner. Views to side garden through the bay window



- Corridor through to rear hallway with roof light and utility room, comprising base units with enamel Belfast sink. Spaces for fridge/freezer, washing machine and tumble dryer
- Downstairs cloakroom comprising WC and basin
- Large walk in storage cupboard
- Sitting room with double doors and glazing overlooking the garden and leading to a raised terrace, modern wood burning stove
- Upstairs to spacious triple aspect landing plus mezzanine leading to master bedroom suite
- Family bathroom comprising bath with shower above and shower screen, WC and vanity with basin and heated towel rail. Sliding door and airing cupboard with hot water tank
- Bedroom with sloped ceiling and attractive, high level round window plus window to the front of the house
- Bedroom with walk-in wardrobe
- Further bedroom with exposed beams and feature round window, built in cupboards
- Through to newly extended part of house with fabulous master suite and balcony overlooking the garden. Very generous master bedroom with built in wardrobe, vaulted ceilings, roof light and doors to large balcony
- Bathroom with large walk-in shower, WC, vanity and basin, roof light and heated towel rail
- Integrated solar panels on side elevation
- Under floor heating in the rear of the property
- Oak internal doors
- Timber windows all double glazed
- Outside there are mature, well stocked gardens, with a beautiful oak tree and views over the fields beyond.
- Vegetable garden with potting sheds, greenhouse and utility area and fruit trees
- Side garden with brick tiled terrace, pleached trees and well-stocked beds - this terrace catches the late evening sun
- Outside office with light and power and full speed internet
- Planning Permission for garage. Parking for five cars behind gates



SITUATION

Nestled within the picturesque Kent countryside, the sought-after village of Little Chart offers an idyllic rural setting while remaining exceptionally well connected. The village enjoys a strong sense of community with the village hall offering pilates, bridge clubs and art classes, and is also home to the popular The Swan Inn, a traditional country pub serving excellent food and local ales.

For everyday amenities, the nearby villages of Charing and Pluckley provide convenience stores, cafés and local services, while the bustling town of Ashford, approximately 6 miles away, offers an extensive range of supermarkets, independent shops, restaurants, leisure facilities and the McArthurGlen Designer Outlet.

Families are well catered for with an excellent choice of highly regarded schools in the surrounding area. Primary education is available at Pluckley Primary School and other well-regarded village schools nearby, while Ashford offers a wide selection of secondary, grammar and independent schools, including Ashford School, Highworth Grammar School and The Norton Knatchbull School.

For commuters, the village is ideally positioned with nearby Pluckley and Charing Stations providing regular services to London. Ashford International Station offers high speed services to London St Pancras in approximately 37 minutes, making it an excellent choice for those travelling into the capital. Road connections are equally convenient, with easy access to the M20 and A28.

Distances

Pluckley – 1.2 miles

Charing Station – 2.5 miles

Ashford – 5.9 miles

(All distances are approximate)

VIEWINGS

Strictly by appointment through Jackson-Stops.

Tel: 01580 720000



DIRECTIONS

From the Jackson-Stops Cranbrook Office head on Waterloo Road to the Wilsley Pound roundabout and take the third exit to Sissinghurst. After approximately 3 miles turn left into Frittenden Road/Hareplain Road. After another 2 miles turn left onto Headcorn Road and then immediately right into Bell Lane and continue onto Smarden Bell Lane. After around 6 miles turn right into Swan Lane and after a mile turn right into The Street, and the Old School house is on the right.

[What3Words///proofs.ashes.bookings](https://www.proofs.ashes.bookings)

PROPERTY INFORMATION

- Services: Mains water and drainage, gas and electricity
 - Local Authority: Ashford Borough Council
 - Council Tax band: F (£3,467 for 2026/2027)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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