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Country Houses



Old School House Church Hill Charing Heath

DISTINCTIVE COUNTRY PROPERTY





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Old School House

Church Hill

Charing Heath, Ashford, Kent TN27 0BU

A fascinating conversion of an 1860s School House featuring an impressive Kitchen/Diner with a mezzanine gallery above, wooden beams and a distinctive tall arched school hall window.

The flexible and versatile accommodation also benefits from an annexed apartment on the first floor with a balcony.

The house is situated adjacent to the church in a tucked away location with extensive gardens, stables and a paddock.

In all about 1.77 acres





Main house

Entrance hall
Sitting room (Woodstove)
Kitchen/Diner (Woodstove)
Mezzanine room
Conservatory
Inner hallway
Three bedrooms (1 with large Ensuite)
Laundry/Boot room

Annexe (apartment)

Stairs to first floor
Sitting room (Balcony)
Bedroom
Bath/Shower room

Communication

Ashford International Station (HS1) – 8.6 miles
Charing village station – 1.9 miles
Pluckley station – 5.5 miles
Maidstone – 12.5 miles





Old School House

This 19th Century former village school is believed to have been converted into a family house in the 1970s retaining many original characteristics.

The principal room, formerly the school hall, is now an impressive Kitchen/Diner with a galleried mezzanine room above which has been used as a home working space.

The adjacent sitting room has wooden floorboards, a wood burning stove and an adjacent conservatory.

In addition to three comfortable ground floor bedrooms (1 Ensuite), there is an apartment on the first floor with a balcony which has been previously used as an annexe but can be incorporated for use by a family if required as additional bedrooms.

Situation

Charing Heath is a village hamlet surrounded by glorious countryside with lovely views across surrounding fields and country walks immediately to hand. For everyday facilities, the neighbouring villages of Egerton, Pluckley and Charing offer primary schools, shops, surgeries and the latter two both have railway stations.

The thriving Market Town of Ashford has a wider range of facilities including modern retail outlets and a wide range of recreational amenities. Ashford International station offers domestic HSI services to London St. Pancras in just 38 minutes. M20 motorway junctions 8 and 9 are just a few miles distant.



The surrounding area is well served by an excellent choice of schools both in the state and independent sectors.

Useful Information

Tenure – Freehold

Listed status – Not listed

Council tax – Band G

Water - mains

Private drainage to Cesspit

Heating – Oil

Mains electricity

Flood risk – Very low

Broadband – Available

Mobile Signal Coverage – Yes

Satellite TV – Available

Public footpaths – A footpath passes between the main garden and the stables

Directions

What3Words: barks.submerge.copper

Satnav TN27 0BU

Viewing

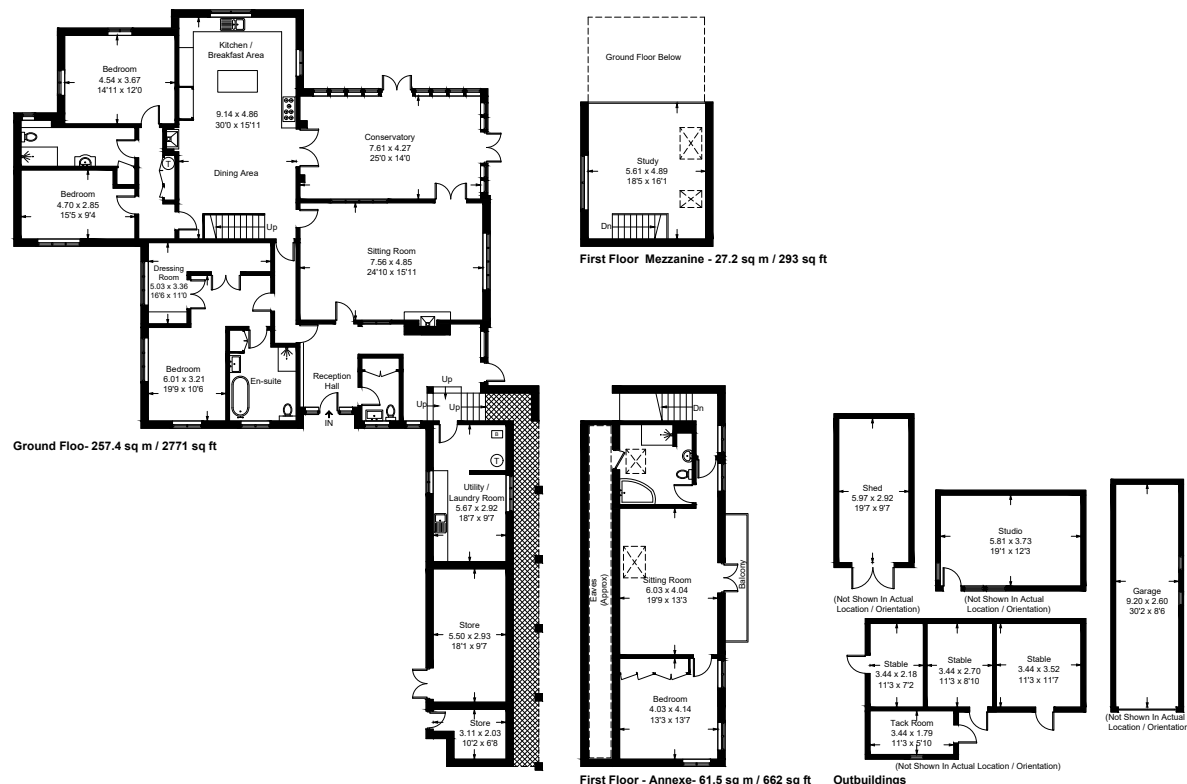
Strictly by appointment only.

C10406





Old School House, Church Hill, Charing Heath, Ashford



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. (ID1332191)

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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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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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