

Coach House Lodge Place Great Chart

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Outbuilding / Studio



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Coach House

Lodge Place
Great Chart, Ashford, Kent TN26 1JL

Valuer's comment:
"A rather special combination of characterful period home, thoughtfully presented accommodation and a garden setting that offers far more than might first be expected."

A characterful period home with a beautifully restored garden outbuilding.

On the edge of the village of Great Chart, this exquisite period coach house is a home of considerable charm and individuality.

Carefully maintained and thoughtfully improved in recent years, it combines a wealth of original character with beautifully presented interiors, all set within a surprisingly generous plot.

The Accommodation

- Welcoming entrance hall with cloakroom and WC
- Open-plan dining room flowing through to the kitchen, with a central island
- Characterful sitting room centred around a wood burning stove
- French doors opening directly onto the garden
- Four bedrooms, one accessed through another, offering flexibility as a dressing room, nursery or occasional bedroom
- Principal bedroom with en-suite WC
- Family bathroom

Outside

- Attractive walled and enclosed lawned garden offering a good degree of privacy
- Detached garden room, arranged as a home office
- Shower room adjoining the garden room, offering potential for guest accommodation or an annexe, subject to any necessary consents
- Further paddock to the rear, with vehicular access via the side of the property
- Useful shed and separate wood store
- Garage to the side of the house
- Off-road parking to the front

Summary

The house has a wonderful sense of history, with exposed timbers, vaulted ceilings and solid timber doors lending warmth and authenticity throughout. The kitchen and bathrooms have been finished to an excellent standard, while the bedroom accommodation is particularly appealing, with vaulted ceilings adding a lovely sense of volume and character.

Outside, the gardens have been thoughtfully arranged to create a series of distinct spaces in which to sit, entertain and enjoy the surroundings. Established borders soften the setting, while handsome Ragstone walls provide an attractive backdrop. A particular highlight is the detached outbuilding, lovingly restored in recent years and offering a wonderfully versatile space, equally suited to visiting guests, creative pursuits or working from home.















Beyond the principal garden lies a more secluded, almost secret garden, arranged as a small paddock. It offers an appealing degree of flexibility, whether as somewhere for children to play, space for keeping a few small animals or simply a little extra breathing room. There is parking to the front, with vehicular access along the side of the house to the rear garden and paddock.

The setting

The property lies within the parish of Great Chart, a well-regarded village to the south-west of Ashford and within easy reach of the historic market town of Tenterden.

Great Chart retains a pleasing village atmosphere, with its attractive parish church, primary school and village inn and restaurant. There are also established cricket and football clubs, while Ashford Prep School, catering for children aged three to eleven, is situated on the edge of the village.

The wider amenities of Ashford are readily accessible, including Waitrose, the McArthurGlen Designer Outlet and a comprehensive choice of state and independent schools. For commuters, Ashford International offers high-speed rail services to London St Pancras in approximately 38 minutes, while the M20 provides convenient access to the M26, M25 and Channel Tunnel.

Additional information

- Listing - The property is Grade II listed
- Mains water and electricity • Air source heating
- Private drainage
- Council Tax (existing property)* - Band G
- Tenure* - Freehold • Flood Risk* - Low
- Broadband* - Yes • Mobile Signal Coverage* – Yes *(OfCom)*

**Data from 'Sprift' via On The Market.*

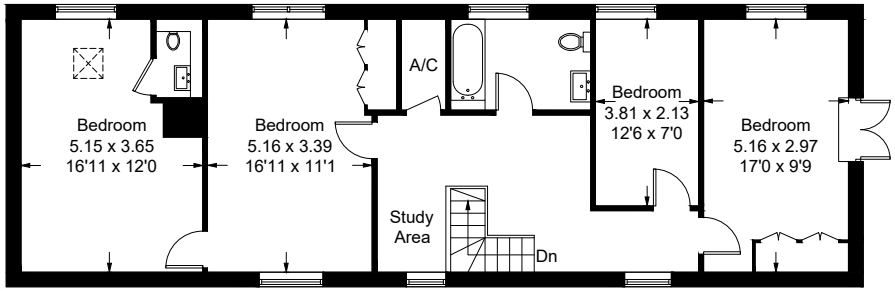
Directions

Sat Nav TN26 1JL

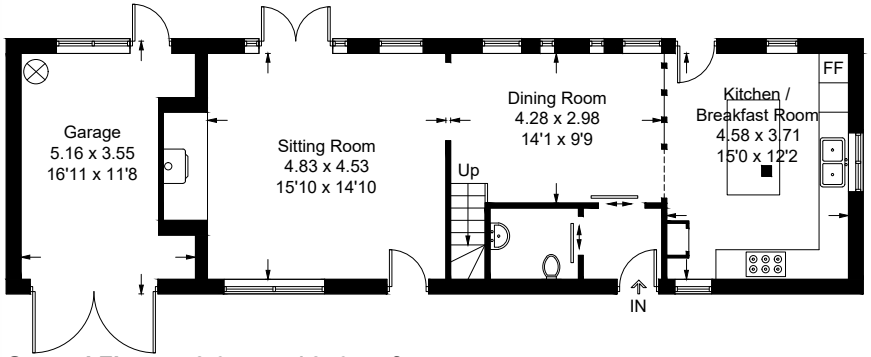
Alternatively, the What Three Words website will take you to the property:
https://w3w.co/shepherdess.november.debater

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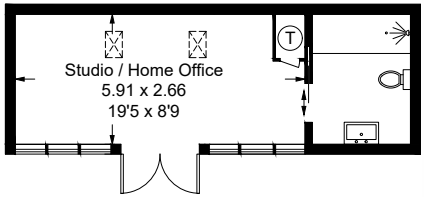
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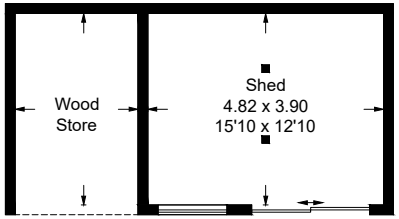
First Floor - 87 sq m / 936 sq ft



Ground Floor - 78.6 sq m / 846 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft
Outbuildings = 40.0 sq m / 430 sq ft
Total = 205.6 sq m / 2212 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. (ID986261)
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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.

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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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