



philip INDEPENDENT ESTATE AGENT jarvis





# Hunger Hatch Cottage Little Chart, ASHFORD, Kent. TN27 0QQ.

£875,000 Freehold

## Property Summary

"I absolutely love this cottage. The standard of this home is so high throughout and the secluded position is quite breath-taking". - Matthew Gilbert, Branch Manager.

Proudly presenting to the property market this Grade II listed cottage which we believe dates back to the 15th century and was a medieval Hall house. Hunger Hatch Cottage is bursting with character throughout with beautiful exposed beams and two large inglenook fireplaces in both the formal living room and dining room.

The cottage to the ground floor is arranged to include an entrance porch, which leads through to the formal lounge area with large inglenook fireplace, smart kitchen with its very own pantry and breakfast room with double aspect views. There is a dining room with an another inglenook fireplace with log burner. Added to this there is also a utility room and separate shower room.

To the first floor there are three good sized double bedrooms, all benefitting from built in wardrobes. Upstairs there is also a four piece bathroom.

Externally the property sits in a plot that is approximately 0.5 acres. From the road there is a solar powered gated entrance that leads along a private track to the cottage. To the front and side there are well maintained and beautiful stocked gardens which leads to a small paddock with stock fencing. There are various sheds that will remain and a beautiful sun terrace with uninterrupted far reaching views. Within the grounds there is also excellent parking with a large double garage offering a substantial storage area above which is fully boarded. There is also an oak car barn and a secure driveway for numerous vehicles.

Located between the villages of Charing & Pluckley this home is able to offer complete tranquillity as well as great accessibility with a mainline station to London from both Charing & Pluckley station. There is also easy access to the M20. The two villages of Lenham and Charing are nearby which host a wide range of amenities.

It is quite rare for a period home to be offered to the market that has so much to offer, so please book a viewing at your earliest convenience.

## Features

- Detached Grade II Listed Cottage
- Former Medieval Hall House
- Stunning Presentation
- Stunning Private Position
- Council Tax Band F
- Double Garage & Car Barn
- Solar Powered Gated Entrance
- Beautiful Character Features Throughout
- EPC Rating: N/A



## Ground Floor

### Front Door To

### Porch

Double glazed window to both sides. Exposed brick block floor.

### Formal Living Room

18' 6" x 11' 3" (5.64m x 3.43m) Double glazed window to front. Exposed beams. Large inglenook brick fireplace with log burner. Electric wall heater. Wall lights.

### Kitchen

12' 6" x 9' 9" (3.81m x 2.97m) Double glazed window to front. Range of base and wall units. Sink and drainer. Integrated appliances to include Neff dishwasher, electric oven, SMEG hob and fridge/freezer. Newly fitted AGA. Localised tiling. Exposed beams.

### Pantry

Double glazed window to rear. Shelving and cupboards.

### Breakfast Room

18' 11" x 9' 10" (5.77m x 3.00m) Double glazed window to front. Two double glazed windows to side. Double glazed French doors to side. Exposed beams. Electric wall heater. TV point. Electric log burner.

### Rear Lobby

Stairs to first floor landing. Exposed beams. Double glazed window to rear. Coat hook.

### Dining Room

15' 9" x 10' 2" (4.80m x 3.10m) Double glazed window to front. Understairs cupboard with safe to remain. Exposed beams. Large inglenook fireplace with multi fuel burner. Separate wine cupboard. Electric wall heater.

### Utility Room

Double glazed window to rear. Electric wall radiators. Cupboard. Worktops. Fridge. Washing machine. Localised tiling. Rear access.

### Shower Room

Two double glazed windows to rear. Rear access. Base unit with sink. Localised tiling. Door to low level WC, electric towel radiator. Shower cubicle with retractable glass door. Coat hook.

## First Floor

### Landing

Two Velux windows to rear. Built in wardrobe for eaves storage. Separate built in wardrobe. Exposed beams. BT point. Double radiator.

## Bedroom One

12' 6" x 11' 1" (3.81m x 3.38m) Double glazed window to front. Wall lights. Exposed beams. Built in wardrobe. Electric radiator.

## Bedroom Two

13' 0" x 12' 1" (3.96m x 3.68m) Double glazed window to front. Exposed beams. Storage cupboard. Built in wardrobe. Electric radiator. Wall light.

## Bedroom Three

10' 9" x 7' 11" (3.28m x 2.41m) Double glazed window to side. Cupboard housing water tank. Exposed beams. Hatch to loft access. Built in wardrobe.

## Bathroom

Double glazed window to side. Localised tiling. Wash hand basin with cupboard underneath. Low level WC, panelled bath with shower attachment. Separate double shower cubicle with electric MIRA power shower.

## Exterior

### Front Garden

Five bar solar powered gated entrance to a private lane with access leading to stock fencing and another double five bar gate. Two large lawned areas with mature shrubs, plants and trees to borders. Wall. Side access. Outside lights. security lighting. (CCTV at main entrance)

### Side Garden

Stock fenced small paddock with goat stables to remain. Hard standing area. vegetable garden. Shed and log shed to remain. Access to rear courtyard. Shrubs, plants and trees to borders.

### Sun terrace

Raised paved patio area. Outside lighting. Rear access to separate covered patio area with outside light and patio heater.

### Rear Courtyard

Covered area from rear utility room. Extensive paved patio area. Outside tap. Security lighting. Ceramic wall heater.

### Double Garage

Large double garage with parking for two vehicles. Pedestrian side access. Vaulted ceiling allowing for storage area. Power and lighting.

### Carport

Oak single car barn. Lighting. Power socket. brick block parking area.

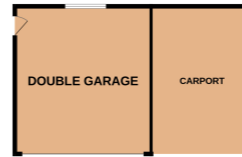
### Driveway

Extensive driveway for numerous vehicles.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, ceases and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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