

# Little Chart Cottage, Little Chart, Ashford

Offers In Excess Of £575,000





# Charming Three-Bedroom Detached Home in the Heart of Little Chart!



Nestled in the idyllic village of Little Chart, on the outskirts of Ashford, this delightful three-bedroom detached home that perfectly blends character with modern living. Set within a mature, established garden that wraps around the property, this home enjoys a truly picturesque setting, with lush greenery, mature trees, and beautifully planted borders creating a peaceful retreat.

Found underneath a traditional tiled roof, and of brick construction; come inside this pretty home - Internally, the home offers a choice of two spacious reception rooms, with the main reception area featuring a striking picture window that floods the space with natural light. The rear of the property is home to a stylish, modern kitchen and dining area, enhanced by a charming bay window and bi-folding doors that open seamlessly onto the rear garden. A separate utility room provides added practicality, making this home ideal for growing families.

Upstairs, three generously sized bedrooms provide comfortable accommodation, with the master bedroom enjoying an en-suite shower room and glorious views over the rear garden. Bedrooms two and three are both well-proportioned and are serviced by a sleek family bathroom.

The gardens truly define this home's charm. Often described as a "pretty cottage garden," the outdoor space is more than just a description—it's a reality. Mainly laid to lawn, the garden is surrounded by mature plants, trees, and shrubs that provide a wonderful sense of privacy. A separate outbuilding sits within the garden, offering the potential to be replaced—subject to planning—to create a larger home office or studio space.

Situated centrally within Little Chart, this home benefits from a tranquil village setting while still being within walking distance of a well-regarded pub. Additionally, Ashford's excellent amenities, as well as two highly respected grammar schools, are just a short drive away. A rare opportunity to own a characterful home in a sought-after village, combining space, charm, and an enviable countryside lifestyle.



- 3 Bedroom Detached Family Home - No onward chain!
- Generous family lounge with bay-window
- Driveway providing off-street parking
- Master bedroom with en-suite shower room
- Located in the well regarded Village of Little Chart

- Open-plan kitchen/diner with Bi-Folding doors & Utility room
- Large Cottage Style wrap around rear garden
- 3 Generous double bedrooms
- Pluckley & Charing Stations 1.5miles from property
- EPC Rating: C (71) - Council Tax Band: F



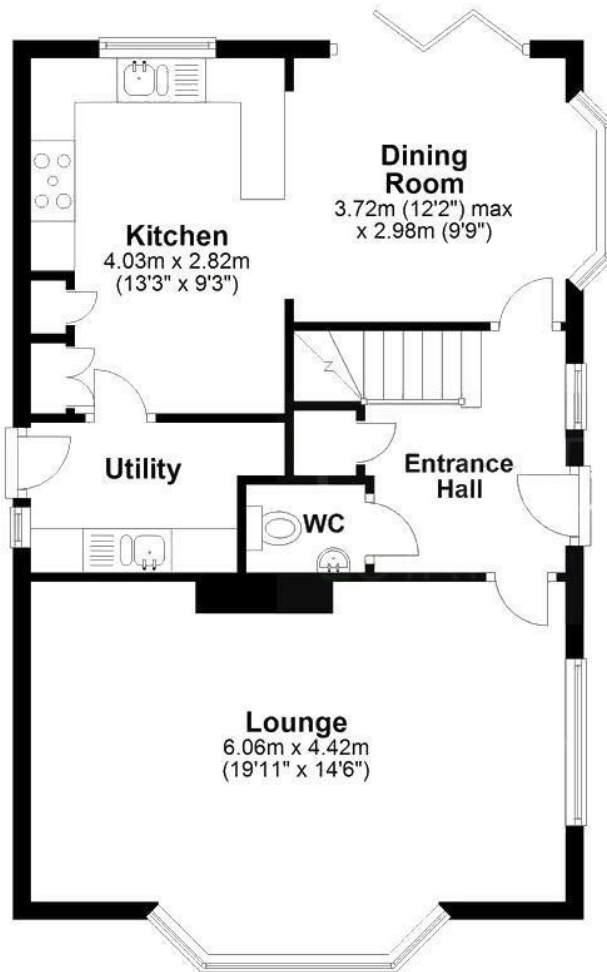






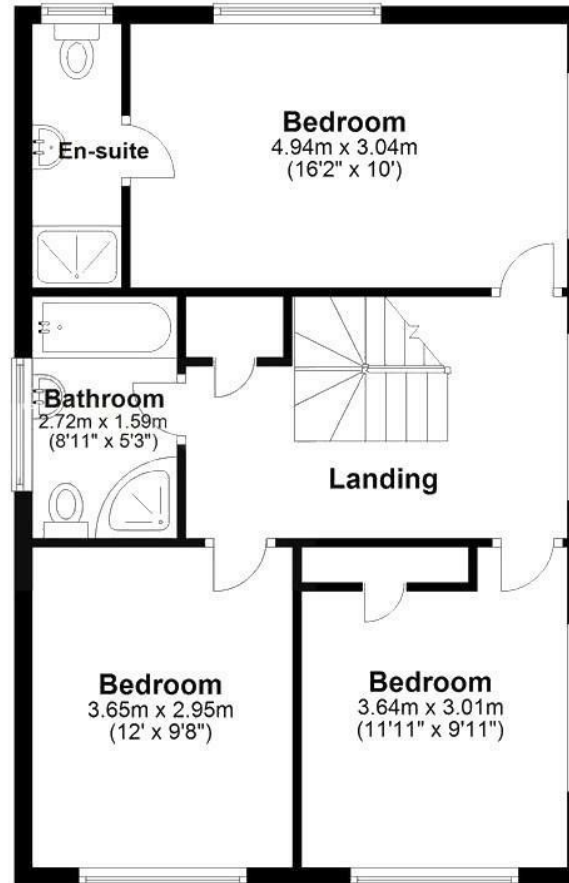
## Ground Floor

Approx. 57.2 sq. metres (616.2 sq. feet)



## First Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



Total area: approx. 115.4 sq. metres (1242.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.  
Plan produced using PlanUp.

### Viewings

Please contact [ashford@hunters.com](mailto:ashford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.