
HUNTERS®
HERE TO GET you THERE
Stunning, Detached, Grade II Period Home, Chart Road, Ashford
Guide Price £395,000







A truly rare opportunity to acquire a piece of Ashford's history. East Lodge is a charming Grade II listed former gatehouse, that has been sympathetically renovated, in our opinion, to the highest of standards. Believed to date back to 1868, and is understood to be one of only four such gatehouses within the local area. Originally forming the principal Ashford entrance to the historic Godinton Manor estate, this distinctive residence once stood surrounded by the estate's land and provided an important gateway into Ashford. Today, East Lodge remains a fascinating reminder of the area's past, offering a unique opportunity to own a home with genuine historical significance.

Approached via East Lodge Road and occupying a particularly distinctive position on Chart Road, the property retains much of the character and charm one would expect from a home of this age. The attractive front entrance and traditional proportions immediately reflect its former purpose, whilst to the rear, you will find gated off road parking for 2 vehicles on your private driveway. Internally the accommodation provides a surprisingly practical home arranged over two floors. The ground floor is centred around a welcoming sitting room, featuring an attractive bay window which provides the room with a pleasant sense of space and character. There is also a separate dining room, offering flexibility for formal dining, family meals or an alternative reception space, together with a fitted kitchen and entrance hall. The current layout also provides a ground floor bathroom, whilst the first floor is home to three well-proportioned bedrooms, making the property suitable for a couple, family or those simply looking for something rather different from the usual modern housing stock.

Outside, the property continues to offer considerable appeal, with lawned gardens, rear parking and attractive lawned area, providing an attractive garden feature and additional outdoor space. The rear access also allows the property to be approached away from the main road, via double gates to the rear, adding to its practicality and privacy.

There is something particularly appealing about a property that has retained a connection to the landscape and buildings that helped shape the history of the surrounding area. Godinton Manor itself has origins dating back centuries, with the present house incorporating a building constructed in 1628 and later additions, and the wider Godinton Park is recognised for its historic importance as a Grade II* registered park and garden. Kent Heritage. For the new owner, East Lodge represents far more than simply a three-bedroom home. It is an opportunity to become the custodian of an important piece of local history — a property that has stood for well over 150 years and once marked the principal entrance into one of Ashford's most significant historic estates.

Conveniently positioned for access into Ashford and the surrounding area, the property also benefits from excellent commuter connections, with Ashford International providing High Speed services to London St Pancras and easy access to the M20 via Junction 9. Rarely does a property come to the market where its history forms such an integral part of its identity. East Lodge offers exactly that: a distinctive Grade II listed home, an unusual piece of local architecture and the chance to own a home with a story that began in 1868.

- A striking, Victorian, Grade II listed, 3 Bedroom Detached, Former gatehouse dating back to circa 1868
- Originally the principal Ashford entrance to the historic Godinton Manor estate
- Separate dining room and fitted kitchen & Updated Ground floor bathroom
- Lawned gardens, rear parking encompassed by a substantial brick built boundary
- * Buyers note within particulars - Please see details for further information
- One of only four gatehouses of its type understood to remain within the local area
- Characterful sitting room with attractive bay window
- Seperate kitchen to front of home, overlooking lawned area
- Energy Performance Certificate Rating: D (54) - Council Tax Band: C
- Sold with no onward chain complications - Early viewings recommended



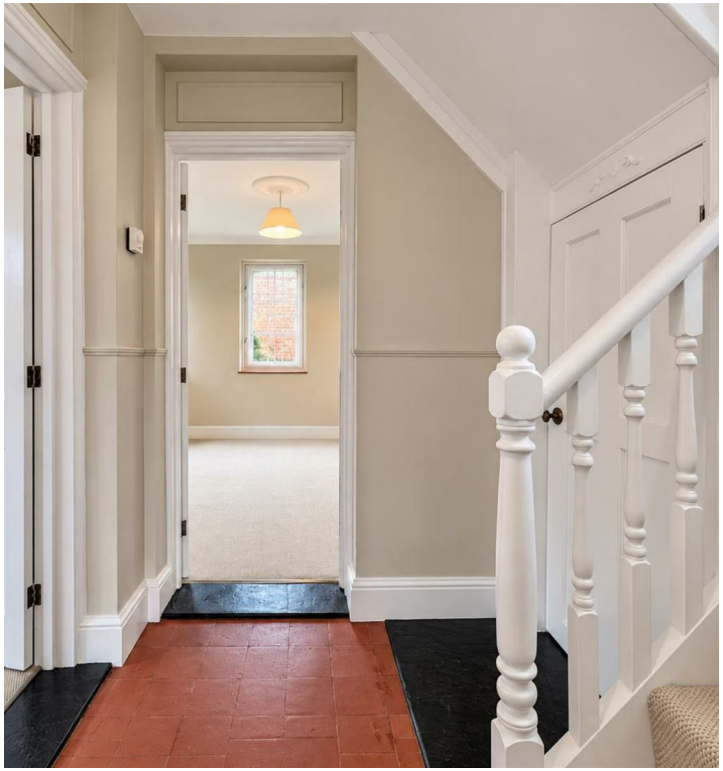


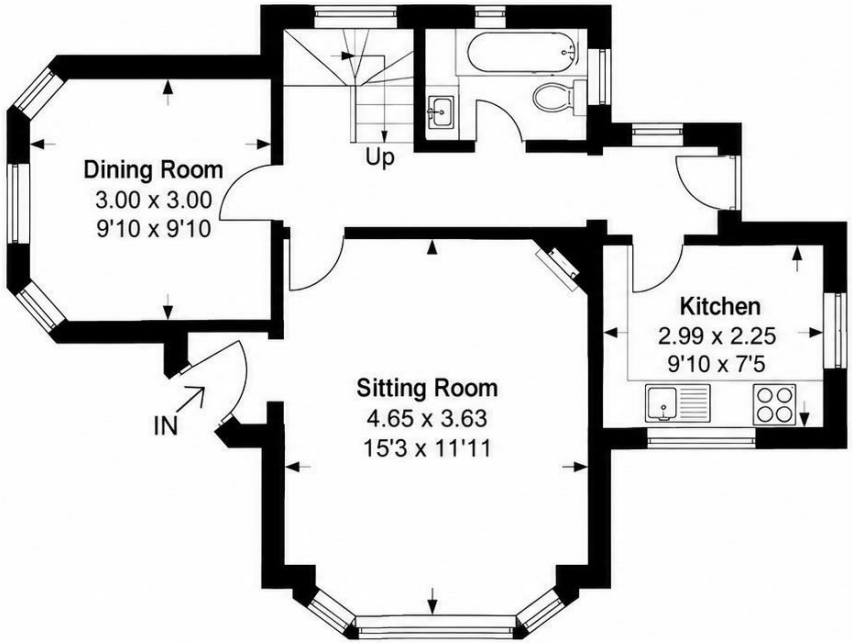




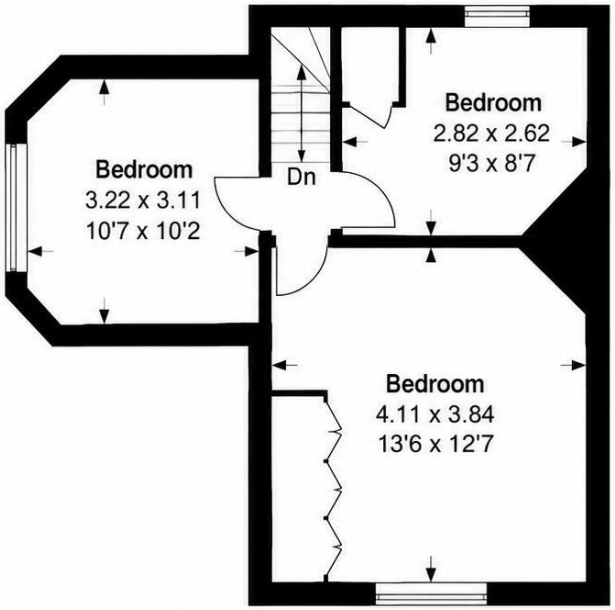






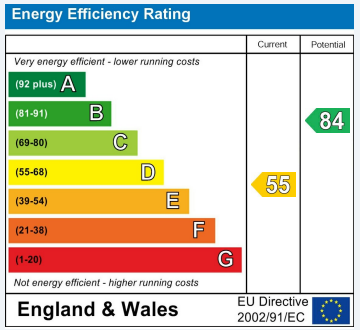
Ground Floor
46.3 sq m / 498 sq ft



First Floor
34.3 sq m / 369 sq ft

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.



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.

Viewings

Please contact 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.

The Property Ombudsman

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
Tel: 01233 613613 Email: ashford@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE