



THE COTTAGE

Bucksford Manor, Chart Road, Great Chart, Kent, TN23 3AE

savills

Detached 3 bedroom property
in a semi-rural location with
approximately five acres of lake
and grazing land, conveniently
located for road and rail links

Reception Hall ♦ 24ft Drawing Room ♦ Kitchen/
Breakfast Room ♦ Cloakroom ♦ Conservatory
♦ Double Bedroom with En Suite Bathroom

♦ Two Further Double Bedrooms ♦ Family
Bathroom

♦ Lake ♦ Terrace and Decking overlooking the Lake
♦ Land ♦ Summerhouse ♦ Garden Sheds ♦ Four
Garages ♦ Parking for Several Cars

DESCRIPTION

The Cottage is an attractive, Dutch gable fronted property with painted brick elevations under a Kent peg tile roof, built in 1868 in the grounds of Bucksford Manor. Situated on the outskirts of the charming village of Great Chart it is conveniently located being just over 2 miles from Ashford International station and Junction 9 of the M20

Internally the accommodation comprises an entrance porch, reception hall, well-proportioned double aspect drawing room, cloakroom, and door leading to the courtyard. The kitchen/breakfast room, with wonderful views over the lake, has painted wall and floor units with wooden work tops, electric double oven, electric hob and integral dishwasher and space for an American style fridge freezer. French doors lead off the kitchen to the conservatory and the terrace. Also on the ground floor is a double bedroom and en suite bathroom with overhead shower. A laundry cupboard has plumbing for a washing machine.

A turned staircase leads to the first floor where there are two double bedrooms, each with fitted wardrobes, and a family bathroom with roll top bath and shower over.

OUTSIDE

The Cottage has a right of way over a private drive to a gravelled area with double garage and parking for several cars. There



is a spacious paved terrace and decked area overlooking the lake – perfect for ‘al fresco’ entertaining or just enjoying the abundance of wildlife. The gardens extend along the southern boundary of the lake to the grazing land beyond and the property has river frontage to the western boundary of the Stour. Of the five acres, the lake comprises approximately 2.5 acres. The property also benefits from two further garages with parking and three garden sheds.

SITUATION

Comprehensive shopping: Ashford town centre, Ashford Designer Outlet and Canterbury.

Mainline Rail Services: to London Charing Cross, London Waterloo and Cannon Street can be found at Ashford. Eurostar trains are available from Ashford International which also provides access, via the High Speed Rail Service, to London St Pancras (journey time 37 minutes) and international services via Eurostar to Paris and the Continent.

Schools: There are a wide selection of highly regarded schools in the area, in both the private and state sector at all levels.

Leisure/sporting facilities: Ashford has an extensive range of clubs, sports and leisure facilities and two cinemas – Picturehouse and Cineworld.

Communications: Ashford also has access points to the M20 motorway leading, via the M26, onto the M25 London Orbital Motorway allowing easy access to London Gatwick and Heathrow Airports and the Channel Tunnel and Dover.

DIRECTIONS

Leave the M20 at Junction 9 and follow signs for Tenterden (A28). At the third roundabout (adjacent to Matalan) take the third exit towards Great Chart and the driveway to The Cottage will be found shortly on the right hand side.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating via radiators. Mains water, electricity and shared private drainage.

Local Authority: Ashford Borough Council – 01233 331111 Tax Band ‘F’

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



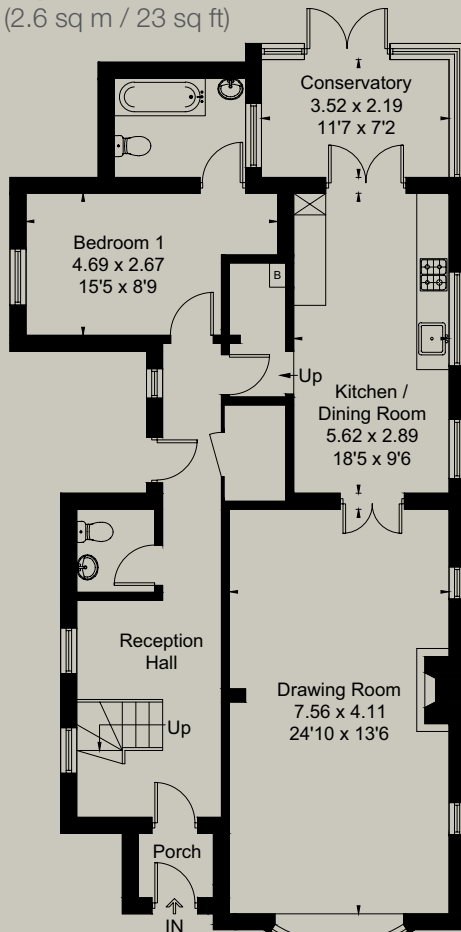
FLOOR PLANS

Approximate Area = 153.1 sq m / 1649 sq ft (Including Void)

Garages = 71.9 sq m / 774 sq ft

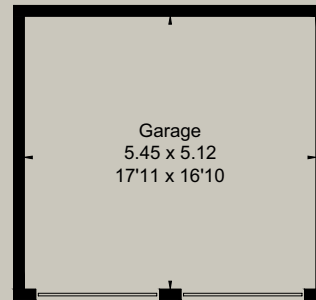
Total = 225.2 sq m / 2420 sq ft

Including Limited Use Area (2.6 sq m / 23 sq ft)



Ground Floor

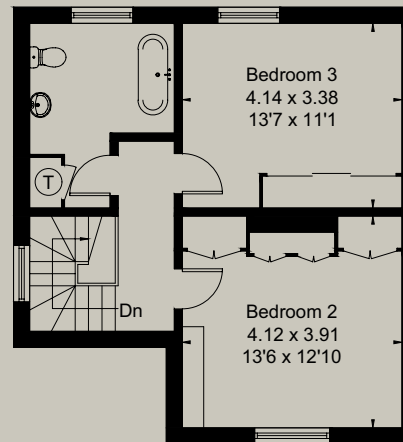
Area = 105.4 sq m / 1134 sq ft
(Limited Use Area = 2.2 sq m / 24 sq ft)



(Not Shown In Actual
Location / Orientation)

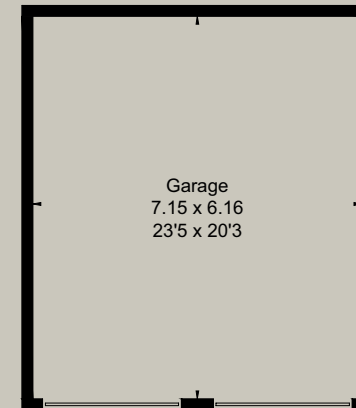


□ = Reduced head height below 1.5m

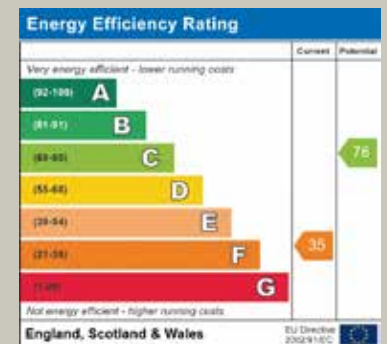


First Floor

Area = 47.7 sq m / 513 sq ft
(Limited Use Area = 0.4 sq m / 4 sq ft)



(Not Shown In Actual
Location / Orientation)



SAVILLS CRANBROOK

53/55 High Street,
Cranbrook, TN17 3EE
cranbrook@savills.com
01580 720161

savills.co.uk

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