



Minden, Ashford Road, Great Chart, Ashford, TN23 3DH

Guide Price £650,000

**GOULD
HARRISON**

GUIDE PRICE £650,000 - £700,000

A most attractive detached period home set in around half an acre, offered for sale with no onward chain.

Much improved by the current owner, this delightful home has been finished to a high standard and offers spacious accommodation comprising a kitchen/breakfast room with vaulted ceiling, utility, g/f shower room, study, sitting room with inglenook fireplace and large dining room. In addition, you will find four bedrooms and two en-suite bathrooms.

Access to the long driveway is via the five bar gate and leads to a detached garage/workshop. To the rear you will find impressive gardens which enjoy a secluded feel with established borders and pool along with a brick outbuilding which is an ideal space to work from home with power, lighting and w/c



Listed Building

This list entry was subject to a Minor Amendment on 30 May 2024 to update the name and address and reformat the text to current standards.

TQ 94 SE 15/25
GREAT CHART ASHFORD ROAD Minden Cottage
(Formerly listed as Minden Cottage)

14.2.67

II Once two cottages. C16 or earlier timber-framed building with plaster infilling and curved braces on the first floor, the ground floor rebuilt in red brick. Hipped tiled roof. Three casement windows.

Listing NGR: TQ9614439654

Front Lobby

Wooden casement door through to storage area.

Dining Room 17'11 x 15'0 into fireplace (5.46m x 4.57m into fireplace)

Window to front.

Kitchen 21'2 x 8'3 (6.45m x 2.51m)

Generous range of fitted wall and base units, quartz worktops, dual Belfast sinks with chrome mixer tap, double glazed windows to rear, solid oak casement door to rear, radiator, vaulted ceiling with exposed timbers, dresser unit with oak worktop and glass fronted display cabinets, Range oven, through to:

Utility Room 8'4 x 7'4 (2.54m x 2.24m)

Multi panelled glazed casement door opening to the rear, stainless steel sink with mixer tap and drainer unit, plumbing and space for washing machine, oak worktops on fitted units, large built in storage cupboard, radiator.

Study 11'4 x 8'7 (3.45m x 2.62m)

Casement windows, radiator, feature period doors, exposed timbers, door through to:

Shower Room/WC 9'1 x 4'0 (2.77m x 1.22m)

Raised shower cubicle housing mains shower with tiled surround and glazed screen, low level WC, pedestal hand basin with mixer tap, double glazed window to rear, extractor fan, heated towel rail, tiled walls and flooring.

Sitting Room 17'6 x 13'6 (not into bay or fireplace) (5.33m x 4.11m (not into bay or fireplace))

Large inglenook fireplace, double aspect, exposed timbers, radiator.

Bedroom 9'1 x 14'5 (2.77m x 4.39m)

Double aspect, radiator, storage cupboard.

First Floor:

Landing

Landing area with vaulted ceiling, radiator, doors to:

Bedroom 9'1 x 10'6 (2.77m x 3.20m)

Window to front, radiator, vaulted full height. Walk through to:

Bedroom 14'9" x 12'4" (4.52m x 3.76m)

Window to front, full height vaulted ceiling, built in wardrobe style cupboard, cupboard housing immersion tank.

Bathroom

Modern white suite comprising a panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, heated towel rail.

Bedroom 13'8 max x 15'0 (4.17m max x 4.57m)

Feature fireplace, exposed timbers, window to front, radiator, TV aerial point, built in wardrobes with oak sliding doors.

Staircase going down to:

Bathroom Suite

Catchpole & Rye fitted period style copper roll top bath with mixer tap and shower attachment, low level WC, pedestal hand basin, window to front with fitted shutters, heated towel rail, loft access, extractor fan, downlighters, electric shaver point.

Outbuilding with WC 8'0" x 18'4" (2.46m x 5.61m)

Electric heating, window to rear, casement door to side.

Low level WC, pedestal hand basin with localised tiling.

Garage/Workshop & Driveway 23'9 x 12'0 (7.24m x 3.66m)

Access via a five bar gate leading to a detached garage with power and lighting, up and over door.

Gardens

The property sits perfectly in the half acre plot, mainly laid to lawn with established herbaceous borders, outside lighting, large pond and sunken pool.

Tenure

Freehold.

Services

Mains water, electric.

Private drainage

Oil fired heating.

Council Tax

Ashford Borough Council Tax Band: F.

