



## Orchard Cottage Little Chart Road

Ashford, TN27 0PZ

Nestled in the picturesque village of Little Chart, Ashford, this remarkable detached house offers a unique opportunity for those seeking a blend of history and potential. Dating back to the 17th century, this Grade 2 Listed property boasts a rich heritage and is set within a generous 2.5-acre plot, providing ample space for outdoor pursuits and the possibility of further development.

With a substantial 1,572 square feet of living space, the house features an inviting lounge/dining room with log burner, perfect for entertaining guests or enjoying quiet family evenings. The four well-proportioned bedrooms offer comfortable accommodation, while the three bathrooms ensure convenience for both residents and visitors alike.

Although the property is in need of renovation, it presents a blank canvas for creative minds to restore its former glory and tailor it to modern living standards. The surrounding outbuildings add further potential, whether for storage, workshops, or even conversion into additional living spaces.

Situated in a sought-after location, this home is ideal for those who appreciate the charm of rural life while remaining within easy reach of local amenities and transport links. This property is not just a house; it is a chance to own a piece of history and create a bespoke family home in a tranquil setting. Do not miss the opportunity to explore the possibilities that await in this enchanting residence.

Council tax band E. EPC Exempt.

**Offers Over £750,000**

# Orchard Cottage Little Chart Road

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- GRADE 2 LISTED FOUR BEDROOM DETACHED HOUSE
- RARE OPPORTUNITY IN A SOUGHT AFTER LOCATION
- ENSUITE SHOWER TO MASTER BEDROOM & FAMILY BATHROOM/SHOWER ROOM
- COUNCIL TAX BAND E
- APPROXIMATELY 2.5 ACRES OVER ALL PLOT WITH OUTBUILDINGS
- IN NEED OF RENOVATION
- 22'4" x 15'8" LOUNGE/DINING ROOM WITH FIREPLACE
- NO CHAIN!
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- EPC EXEMPT

## Entrance Hall

15'3" x 7'6" (4.66 x 2.29)

## Shower Room W/C

6'4" x 4'8" (1.95 x 1.44)

## Lounge/Dining Room

22'4" x 15'8" (6.83 x 4.79)

## Snug

8'5" x 7'11" (2.59 x 2.42)

## Kitchen

13'10" x 13'7" (4.22 x 4.16)

## First Floor Landing

11'7" x 7'9" (3.55 x 2.38)

## Bedroom

14'9" x 12'9" (4.52 x 3.91)

## Ensuite Shower Room W/C

5'1" x 4'9" (1.56 x 1.45)

## Bedroom

16'0" x 10'5" (4.89 x 3.2)

## Bedroom

12'6" x 10'2" (3.82 x 3.1)

## Bedroom

12'6" x 5'10" (3.82 x 1.79)

## Bathroom/Shower Room

8'2" x 7'6" (2.5 x 2.31)

## W/C

4'8" x 2'3" (1.44 x 0.7)

## Garden/Land

Overall plot size approximately 2.5 Acres

## Off Road Parking

For Several vehicles.

## Out Buildings

Including Stable, converted garage, mobile home and further buildings.

## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points,

please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Agents Note

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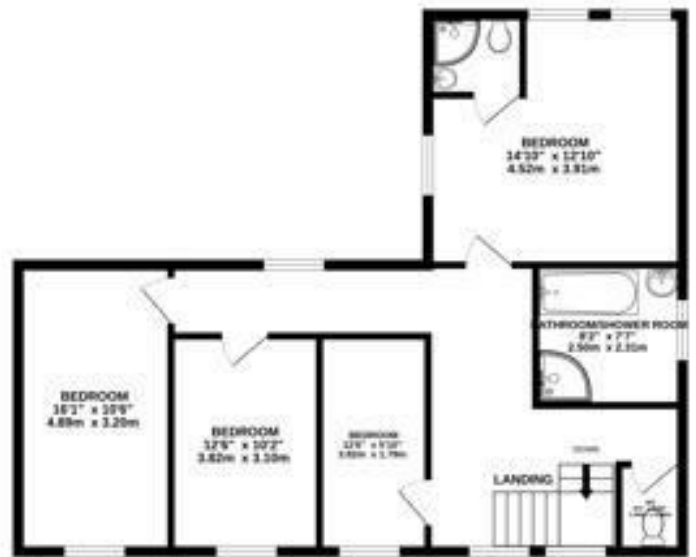
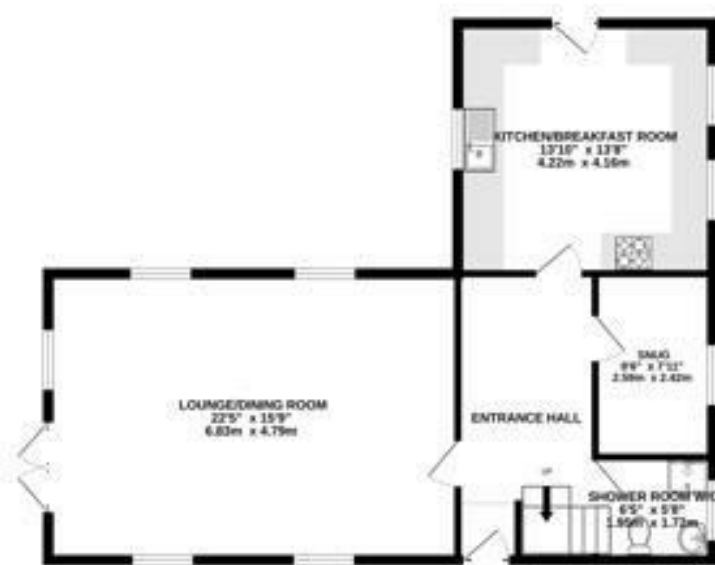
Tel: 01634730672





GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR  
700 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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. 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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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>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales	EU Directive 2002/91/EC		

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