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This well presented three-bedroom home is situated within the sought after village of Great Chart, just outside Ashford, lying just minutes from countryside walks. Nestled within a cul-de-sac, this home is within walking distance of the villages centre and recreational ground.

In recent years a porch has been added to the front, extending the hallway and now giving somewhere when you walk inside to remove coats and shoes or welcome guests. From the hallway the stairs lead to the first floor, with doors leading into the kitchen/dining room and lounge. With a double aspect, the lounge also has doors leading onto the garden and a bay window to the front.

The kitchen dining room too enjoys a double aspect, with the dining area to the front and kitchen to the rear. There is a door leading to the garden. In recent years the sellers have updated the kitchen, now featuring a modern design with plenty of cupboards and worksurfaces, an integrated dishwasher, space for a range-cooker, space for a fridge/freezer, and plumbing for a washing machine. There is also space within the kitchen for a tumble dryer. Upstairs the spacious landing leads to the three bedrooms and family bathroom. All three of the bedrooms feature built-in cupboards. There are two double bedrooms and a single bedroom. The bathroom was updated in August 2021, now featuring a modern white suite with bath and

- Three generous bedrooms
- Modern recently updated bathroom
- Lovely kitchen/dining room
- Sought after Great Chart village location

shower above, WC and basin. There is full height tiling to the walls around the bath, and half height tiling across the remaining walls.

Externally to the front is an enclosed garden with a white picket fence and gate, a block-paved pathway leading to the front door, planted borders and lawn.

To the rear the garden is enclosed with panel fencing and features a large patio adjacent to the back of the house, perfect for entertaining guests during the warmer months, planted borders, garden shed (installed in 2020) a useful area of artificial grass with the remaining garden laid to lawn.

The historical village of Great Chart is located 2 miles from Ashford Town Centre with a village street which is classed as a conservation area, where most of the properties are listed buildings. Many of the cottages are built of pretty Kent Ragstone which add to the charm of this very friendly village. The village amenities include two pubs, Ashford prep school and popular village hall. The local primary school, blue barn riding stables and recreation ground with Cricket Club are within close proximity. There is also a regular bus service to Ashford Town Centre.

