



# MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street  
Ashford  
Kent  
TN24 8SF

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## Apple Tree Cottage Wye Road, Boughton Lees, Kent TN25 4HY

**£1,750 Per Month**

This three-bedroom detached house is situated in a highly sought-after village location. It has far-reaching views to the rear over orchards within Boughton Lees, on the outskirts of Ashford.

The house offers accommodation over two floors, with an entrance hallway, lounge/diner running front to back, kitchen breakfast room, conservatory and downstairs WC to the ground floor. Upstairs are three bedrooms, with the main bedroom enjoying views across the apple orchards. The family bathroom is also on the first floor and comprises a three-piece suite with a shower over the bath.

The garden is predominantly to the front of the house and is mainly laid to lawn, with some planted shrubs, a patio, and a pathway with a fenced boundary.

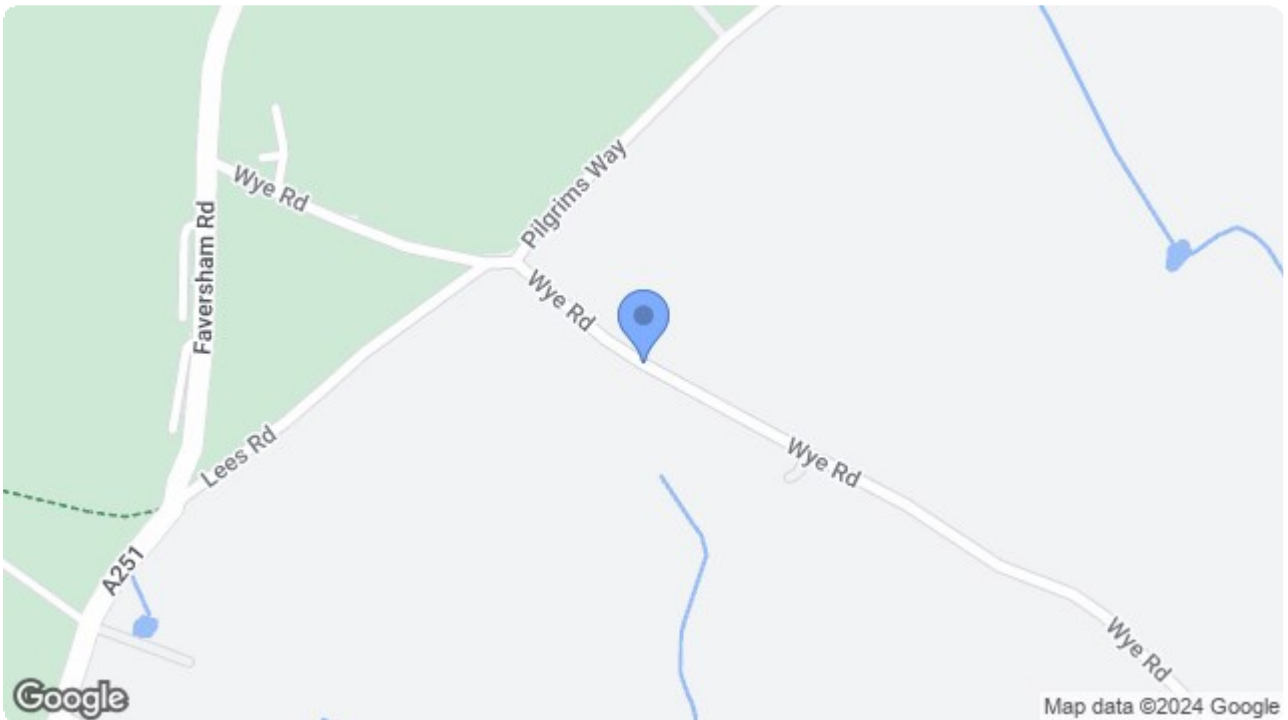
Parking is offered on the driveway, where there is space to park multiple vehicles.

Council tax band E.

EPC rating D.

Available now.

**Apple Tree Cottage Wye Road, Boughton Lees, Kent TN25 4HY**



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>83</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>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
|  |  | EU Directive 2002/91/EC |           |

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

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