

Claremont House Church Street, Wye, Ashford, TN25 5BJ

Price £695,000

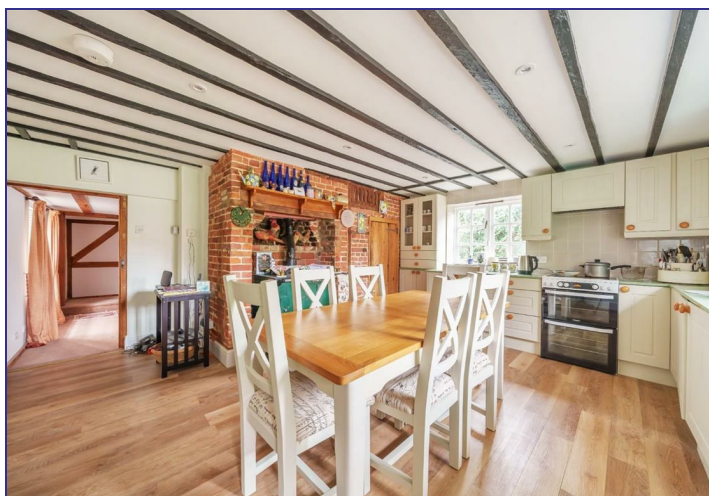
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HARRISON**

Believed to date back to the 17th Century, Claremont House is a charming, Grade II listed home in the centre of Wye village.

Boasting many delightful period features and a wealth of exposed timbers this attractive home offers generously proportioned accommodation comprising a kitchen/breakfast room, sitting room with wood burning stove, cosy snug and an inviting reception/dining room.

To the upper floors are four bedrooms (one through room), en suite to the principal bedroom, family bathroom and very large loft space.

The partly walled rear garden enjoys a secluded feel in a peaceful setting whilst all local amenities are within the shortest of walks.



#### Location

Claremont House is located in the centre of Wye. The quintessential English village location with everything you could possibly want from village life. Wye offers excellent local schools, transport links including mainline station with high speed service to London in 37 minutes, a traditional family owned butchers, convenient Co-op store and library. An active community life with many sports and social clubs, all of this with the Wye Downs Nature Reserve as a beautiful backdrop and many wonderful countryside walks on your doorstep.

#### Dining Room/Reception 27'7 x 10'3 (8.41m x 3.12m)

A solid wooden casement door opens in to an inviting space when upon entering you are greeted by a wealth of exposed timbers, sash bay windows to front, downlighters, solid oak door to cellar.

Opening through to:

#### Sitting Room 16'1 x 13'1 (4.90m x 3.99m)

Brick built fireplace housing wood burning stove, dual aspect sash windows, stairs to first floor with storage area beneath.

#### Snug 10'2 x 10'11 (3.10m x 3.33m)

French doors to rear.

#### Kitchen/Breakfast Room 15'6 x 12'0 (4.72m x 3.66m )

Double aspect with multi glazed panelled casement windows. A generous range of fitted wall and base units with quartz worktops, space for oven, glass fronted display cabinets, Aga set in brick built fireplace, further, stable door opening to rear, large under stairs pantry style cupboard.

#### First Floor

Doors to

#### Bedroom 16'10 x 12'9 (5.13m x 3.89m)

Window to side, radiator, door through to:

#### Bedroom 14'6" x 16'4" (4.42m x 4.98m)

Vaulted ceiling providing a feeling of light and space, sash windows and casement door opening to balcony, radiator, vaulted ceiling.

Door to:

#### En Suite 8'1 x 5'10 (2.46m x 1.78m )

Raised shower cubicle housing mains shower with glazed screen and tiled surround, wash basin inset vanity unit with mixer tap and localised tiling, low level WC, downlighters, chrome heated towel rail.

#### Bedroom 15'5 x 10'11 (4.70m x 3.33m )

Sash window to front, radiator, built in storage cupboard.

#### Bedroom 11'7 x 9'8 (3.53m x 2.95m)

Sash window to front, radiator, built in storage cupboard.

#### Bathroom

Sash window to rear, Victorian style freestanding roll top bath with mixer tap and shower attachment, separate mains shower with bi-folding glazed screen and tiled surround, mains feed mixer tap, radiator, wash basin inset vanity unit with marble surround and cupboard beneath, mixer tap and localised tiling, downlighters, extractor fan, tiled floor covering.

#### Stairs to

#### Loft Room/Bedroom 7'3 x 12 (2.21m x 3.66m)

Window to front, door to

#### Storage Area 7'5 x 11'6 (2.26m x 3.51m)

Window to front, cupboard, door leading to:

#### Bedroom 9'9 x 8'7 (2.97m x 2.62m)

Window to side.

#### Rear Garden

Partly laid to lawn with block paved seating area in walled and fenced surround with raised flower and shrub borders, vegetable patch with side gated access, wood built shed, water butts, outside cold water tap.

#### Tenure

Freehold.

#### Services

All mains services connected.

#### Council Tax

Ashford Borough Council Tax Band: F

#### Grade II Listed

8/227 Nos. 14 and 16 27.11.57

GV II

House and shop pair. C18 exterior to C17 or earlier building. Timber framed and clad with red brick and tile hanging, ornamental to front elevation. Plain tiled roof. Two storeys and attic, the first floor tile hung with parapet to roof hipped to right with 2 gabled dormers and stacks to rear. Two glazing bar sashes on 1st floor and shallow bay to left, and canted bay to right, both with multi-paned lights. Central panelled door with traceried rectangular fanlight with dentil pediment on pilasters and frieze, with similar fanlight, doorcase (with cornice rather than pediment) but blocked doorway to left. Tile hung and part rendered rear wings and courtyard to rear.

Listing NGR: TR0537746744

