



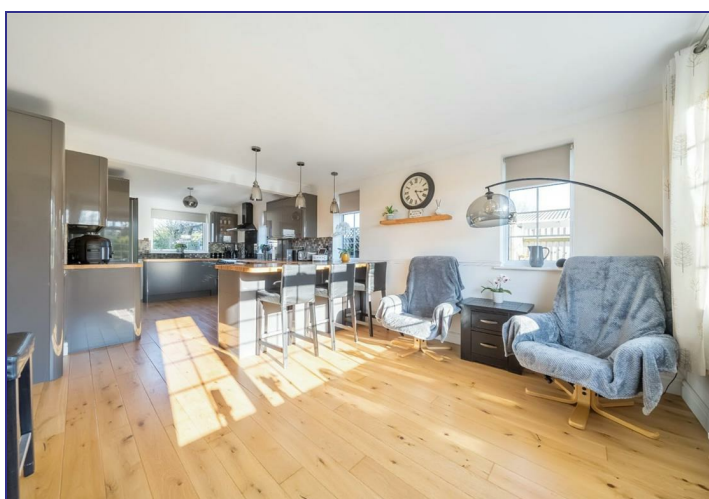
Blackberry Cottage Bramble Lane, Wye, Ashford, TN25 5EH
Price £500,000

GOULD
HARRISON

A very well presented detached home in the sought after village of Wye, just a short walk from the mainline station.

The property comprises an entrance hall, sitting room with wood burning stove, conservatory, open plan kitchen/family room, utility, study, two double bedrooms and a luxury bathroom suite.

The rear garden is pleasantly enclosed and backs on to open fields whilst local schools, shops and countryside walks are right on the the doorstep. Finished to a high standard throughout, viewing is highly recommended.



Entrance Hall

Glazed casement door, radiator, coved ceiling, doors to:

Study 6'4 x 5'7 (1.93m x 1.70m)

Double glazed window to front, radiator.

Sitting/Dining Room 21'5 x 12'2 (6.53m x 3.71m)

Double glazed window to front, wood burner, television aerial point, radiator, bi-folding doors opening to:

Conservatory 9'8 x 7'10 (2.95m x 2.39m)

Double glazed with doors opening to rear.

Kitchen/Breakfast/Family Room 26'4 x 11'11 (8.03m x 3.63m)

Enjoying a triple aspect.

Generous range of fitted wall and base units with high gloss finish under oak worktops, range oven, plumbing and space for white goods, composite sink with mixer tap, localised tiling, breakfast bar, coved ceiling.

Utility Room 7'8 x 7'0 (2.34m x 2.13m)

Double glazed window to rear, fitted wall and base units, plumbing and space for white goods, stainless steel sink with drainer unit.

Inner Hall

With stairs to first floor.

First Floor:

Landing

Bedroom One 16'2 x 11'1 (4.93m x 3.38m)

Double glazed window to front, radiator.

Bedroom Two 12'5 x 10'4 (3.78m x 3.15m)

Double glazed window to side, radiator.

Bathroom

Luxury four piece suite comprising enclosed corner bath with mixer tap, wash basin inset vanity unit with storage beneath, raised shower cubicle housing mains shower with glazed screen, low level WC, double glazed window to rear.

Gardens

Backing on to open fields with raised decking and paved patio seating areas, five seater hot tub, mature flowers and shrubs, panelled enclosed fencing, outside lighting, cold water tap.

Driveway

Providing off road parking for up to three cars.

Services

All main services are connected.

Tenure

Freehold.

Council Tax

Ashford Borough Council Band: D.

