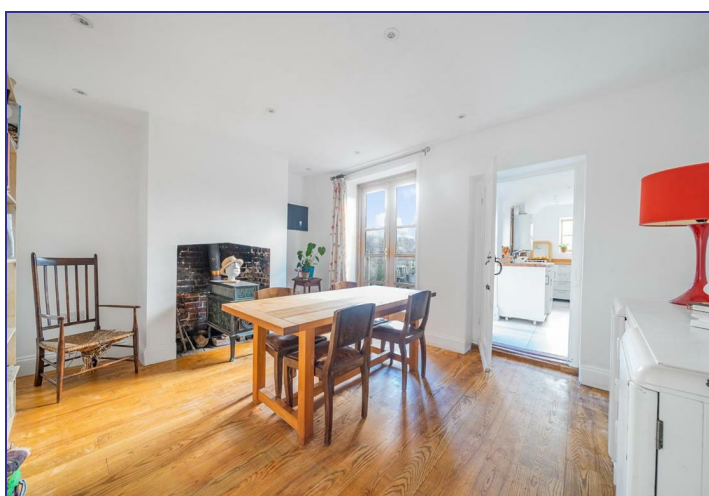


11 Church Street, Wye, Ashford, TN25 5BN  
Price £450,000

GOULD  
HARRISON



An attractive Grade II Listed home in the centre of Wye village with all the wonderful local amenities on your doorstep. Beautifully presented, this lovely home comprises an entrance hall with exposed brick and timber feature, sitting room and dining room with open fires and wood burning stove, newly fitted kitchen with vaulted ceiling, three bedrooms and modern shower room/WC. The rear courtyard enjoys a sunny aspect and provides a delightfully secluded space to relax whilst the property also offers a spacious cellar and gas central heating.



#### Location

The quintessential English village location with everything you could possibly want from village life. Wye offers excellent local schools, transport links including mainline station, a traditional family owned butchers, convenient Co-op store and library.

The popular Wye Farmers' Market is held on The Green every other Saturday and there are many village organisations, including gardening, cricket and tennis.

Much of the surrounding countryside has been designated as an area of outstanding natural beauty and there are many lovely rural walks in the area.

#### Solid wooden Casement Door

Through to:

#### Entrance Hall

With exposed brick to the party wall and exposed timbers, solid wooden flooring, stairs to first floor, radiator.

Doors to:

#### Sitting Room 12'11 x 12'1 (3.94m x 3.68m)

Attractive open fire, multi panelled single glazed bay window to front, radiator, downlighters, TV aerial point.

#### Dining Room 1'9 x 10'9 (0.53m x 3.28m)

Double glazed oak french doors opening to the rear garden, radiator, downlighters, attractive wood burning stove, door beneath the stairs leading down to:

#### Cellar 12'4 x 11'9 (3.76m x 3.58m)

height of 5'10

With power and lighting, useful storage.

#### Kitchen 15'7 x 7'6 (4.75m x 2.29m)

Newly installed fitted kitchen with oak worktops and high gloss finish to the cupboards and drawers, plumbing and space for white goods, stainless steel sink with mixer tap and drainer unit, oak French doors opening to the rear garden, radiator, tiled floor covering, downlighters, integrated fridge/freezer, Range oven with five ring gas hob, wall mounted gas fired boiler.

#### First Floor:

#### Landing

Loft access, doors to:

#### Shower Room/WC

Raised shower cubicle with tiled surround housing mains shower, wall mounted hand basin with chrome mixer tap, low level WC, chrome heated towel rail, Velux window.

#### Bedroom One 13'6 into recess x 11'7 (4.11m into recess x 3.53m)

Single glazed sash window to rear, continuation of the flooring.

#### Bedroom Two 12'2 x 8'8 (3.71m x 2.64m)

Sash window to front, radiator, cupboard built into the chimney recess, feature fireplace, downlighters.

#### Bedroom Three 9 x 8'5 (2.74m x 2.57m)

Radiator, sash window to front.

#### Garden

Beautiful cottage style courtyard garden which enjoys a sunny aspect with mainly walled surround, wood built shed, paved patio seating area, flower and shrub borders, gated access to walk way leading to the front of the building.

#### Grade II Listed

TR 0446 0546 WYE CHURCH STREET (west side)

8/234 Nos. 9 and 11 GV II

House and shop pair. Early C19. Painted brick and plain tiled roof. Two parallel ranges. Two storeys on plinth with roof hipped to right. Stacks to centre and to rear centre. Two sashes to left and 2 glazing bar sashes to right on 1st floor. Plate glass shop window to left. Shallow, recessed multi-paned bow to right. Glazed doors to end left and recessed, to end right and central 4 panelled door, all in keyed semi-circular headed openings.

#### Tenure

Freehold.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Band: C.

