



35 The Green, Wye, Ashford, TN25 5AJ  
Offers In Excess Of £450,000

GOULD  
HARRISON

A most attractive Grade II listed home in the centre of Wye village, just a few steps from the local co - op, family butchers, popular public houses and Wholefoods store.

Arranged over three floors, the characterful accommodation comprises an entrance hall, cloakroom, sitting with French doors opening on to the garden, kitchen/dining room, four bedrooms and shower room/WC.

The delightful courtyard enjoys a secluded feel whilst the property also benefits from gas central heating.



#### Location

Wye is the quintessential English village location with everything you could possibly want from village life. This highly sought after location provides excellent local schools, good transport links including mainline station, a traditional family owned butchers, convenient Co-op store, library and wholefoods store. You will find many beautiful countryside walks on your doorstep including Wye Downs nature reserve and AONB.

#### Entrance Hall

Wooden casement door leading to:

#### Sitting Room 15'9 x 9'4 (4.80m x 2.84m)

Dual aspect with French doors opening on to the garden, radiator.

#### Kitchen/Dining Room 16'8 x 12'11 (5.08m x 3.94m)

Window to front, radiator, fitted wall and base units, space for oven, radiator, stairs to first floor.

#### Cloakroom

Low level WC, wash basin.

#### First Floor:

#### Landing

Stairs to second floor, doors to:

#### Bedroom One 16'4 x 13'4 (4.98m x 4.06m)

Dual aspect with windows to front and side, built in cupboard, radiator.

#### Bedroom Two 13'3 x 12'8 (4.04m x 3.86m)

Window to front, radiator and two built in cupboards.

#### Second Floor:

#### Bedroom Three 14'6 x 14'2 (4.42m x 4.32m)

Stairs opening into the room with Velux window and attractive exposed timbers, door through to:

#### Bedroom Four 9'1 x 7'9 (2.77m x 2.36m)

Access via bedroom three, Velux window.

#### Garden

A pleasantly secluded space which is mainly paved with partly walled and panelled fence surround with gated access.

#### Tenure

Freehold.

#### Grade II Listed

TR 0446 0546 WYE THE GREEN (south side) 8/242 Nos. 35-37 The 27.11.57 former Post Office

GVII

House. C16, altered early C19. Timber framed and clad with painted brick and decorative tile hanging, part painted. Plain tiled roof. Two storeys and attic on plinth, with widely projecting and heavily boxed eaves on brackets to hipped roof, stepped down (without bracketed eaves) to end left. Stacks to left and to centre right. Four flush skylights in roof. Four glazing bar sashes on 1st floor, and 3 horizontally sliding glazing bar sashes and vertically sliding glazing bar sash on ground floor, with boarded door to right in moulded architrave, with cornice on brackets. Oriel on left return 1st floor, with glazing bar sashes. Tile hung hipped rear wing.

#### Services

All mains services connected.

#### Council Tax

Ashford Borough Council Tax Band: D

