



7 Jarmans Field, Wye, Ashford, TN25 5AQ  
**Offers In Excess Of £225,000**

**GOULD  
HARRISON**

A purpose-built retirement bungalow (over 60s) in a particularly pleasing setting, away from passing traffic and overlooking a landscaped open space. The accommodation includes a spacious entrance hall, nicely proportioned sitting room, fitted kitchen, conservatory, bedroom and bathroom/WC.

Gas fired central heating is installed with double glazing and residents parking further benefits of note.

The village centre is readily accessible with many convenient amenities.



### 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.

### Recessed Entrance Porch

Storage cupboard, panelled Front Door leading to:

### Entrance Hall

Loft access, three full height built in storage cupboards, doors to:

### Kitchen 10'3 x 8'0 (3.12m x 2.44m)

Double glazed window to front, modern range of fitted wall and base units, stainless steel sink with mixer tap and drainer unit, plumbing and space for dishwasher, space for oven, coved ceiling, double glazed window to front.

### Sitting Room 13'10 x 13'1 (4.22m x 3.99m)

Double glazed patio doors opening to the conservatory, radiator, feature fireplace with classical surround, coved ceiling, television aerial point.

### Conservatory

Double glazed with door opening on to gardens.

### Bedroom 12'3 x 11'2 (3.73m x 3.40m)

Double glazed windows to rear, radiator, built in wardrobes.

### Bathroom/WC

White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, coved ceiling, radiator, double glazed window to front.

### Gardens

Private patio seating area overlooking the beautifully maintained and landscaped communal gardens for the enjoyment of residents.

### Tenure

Freehold.

Monthly management charge: Approx £260/month

### Services

All mains services connected.

### Council Tax

Ashford Borough Council Band: C.

