



14 Chequers Park, Wye, Ashford, TN25 5BA

**Price £950,000**

**GOULD  
HARRISON**



A stunning detached family home which has been renovated and extended by the current owners to a very high standard.

The light and airy accommodation is tastefully decorated throughout and comprises an inviting hallway, open plan 34ft kitchen/family room (Haecker), sitting room with Rais log burner, study, utility and ground floor shower room/WC. To the first floor are five bedrooms, an en suite shower and dressing room plus family bathroom/WC. The rear garden is pleasantly enclosed with the property also benefitting from a detached double garage, under floor heating and many tasteful, individual touches.



#### 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, convenient Co-op store, library and several popular public houses and cafes. You will find many beautiful countryside walks on your doorstep including Wye Downs nature reserve.

#### Entrance Porch

Oak casement door opening to the porch with tiled floor covering, sliding oak panelled door through to:

#### Inviting Hallway 13'8 x 11'11 (4.17m x 3.63m)

Staircase now installed to first floor, oak frames with glass panelled inset, tiled flooring, under stairs storage cupboard with double doors.

#### Wet Room/WC 4'9 x 5'11 (1.45m x 1.80m)

Fully tiled, opaque double glazed casement window to front, mains shower, wash basin inset vanity unit with chrome mixer tap and drawers beneath, low level WC, extractor.

#### Kitchen/Family Room 34'10 x 13'4 (10.62m x 4.06m)

A light and airy space enjoying a triple aspect with high spec "Haecker" kitchen and Neff, AEG & Bosch appliances. An excellent range of fitted units and central island with high gloss finish and quartz worktops. Stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, Bosch induction hob with extractor hood and lighting above, wine cooler, deep set pan drawers and a multitude of storage spaces, fridge/freezer, breakfast bar, double oven, grill and coffee machine, sliding oak door through to:

#### Sitting Room 22'10 x 13'10 (6.96m x 4.22m)

Double glazed windows to rear, downlighters, TV aerial point, wood burner.

#### Study 10'11 x 8'0 (3.33m x 2.44m)

Double glazed window to front.

#### Utility Room 7'9 x 7'5 (2.36m x 2.26m)

Glazed casement door to side, built in storage cupboards, extractor fan, plumbing and space for white goods, cupboard housing Vaillant gas boiler.

#### First Floor:

#### Landing

Loft access, doors to:

#### Bedroom One 13'9 x 13'5 (4.19m x 4.09m)

Double glazed window to side enjoying far reaching views, radiator, sliding door through to:

#### Dressing Room 8'2 x 6'4 (2.49m x 1.93m)

Double glazed window to front, downlighters, radiator, door to:

#### En Suite Shower Room 7'1 x 8'3 (2.16m x 2.51m)

Double glazed casement window to front. Dual sinks, shower cubicle housing mains fed Merlyn M10 shower and porcelain tile surrounds low level WC, downlighters, chrome heated towel rail, extractor fan.

#### Bedroom Two 10'10 x 11'4 (3.30m x 3.45m)

Double glazed window to rear, downlighters.

#### Bedroom Three 12'9 x 10'5 (3.89m x 3.18m)

Small door recess, double glazed window to rear, radiator, downlighters, telephone point.

#### Bedroom Four 11'2 x 10'7 (3.40m x 3.23m)

Double glazed window to front, radiator, downlighters.

#### Bedroom Five 11'4 x 9'9 (3.45m x 2.97m)

Double glazed window to front.

#### Bathroom/WC

Double glazed window to side, tile enclosed bath with mixer tap and mains shower over, low level WC, wash basin inset vanity unit with chrome mixer tap and storage beneath, porcelain tiles, extractor fan, chrome heated towel rail, electric shaver point, downlighters.

#### Rear Garden

A lovely outside space for the family and to entertain, mainly laid to lawn with raised composite decked seating area, mature flowers, shrubs and trees, outside lighting, cold water tap, two wood built sheds, panelled enclosed fencing, side gated access and personal door to garage.

#### Double Garage & Driveway

Block paved driveway providing off road parking for several cars leading to a detached double garage with power, lighting and vaulted ceiling for additional storage, up and over door and personal door to rear.

#### Tenure

Freehold.

#### Services

All mains services connected.

Under floor heating is installed with a new boiler from 2022 and each room having its own thermostatic controls.

#### Council Tax

Ashford Borough Council Tax Band: F.

