



19 Oxenturn Road, Wye, Ashford, TN25 5BH

Offers In Excess Of £700,000

**GOULD
HARRISON**

An exciting opportunity to acquire this lovely family home in the heart of Wye village which backs on to the lovely cricket club grounds. The pleasantly appointed accommodation comprises an entrance hall, cloakroom, sitting room, kitchen/breakfast room, utility, dining room and study. To the first floor are four bedrooms, a notably large en suite and family bathroom. The established rear garden backs on to playing fields with the property also benefitting from gas central heating, double glazing, driveway and garage. Local schools, shops and public houses are all within a short walk as is the mainline train station.

NO ONWARD CHAIN



Location

The quintessential English village location with everything you could possibly want from village life. Wye offers excellent local schools, good transport links including mainline station, a traditional family owned butchers, convenient Co-op store and library. There are many beautiful countryside walks on your doorstep including Wye Downs nature reserve.

Double glazed UPVC Casement Door

Through to:

Hallway

Radiator, window to front, under stairs storage cupboard, stairs to first floor, doors to:

Downstairs Cloakroom

Low level WC, wall mounted hand basin with localised tiling, electric heated towel rail, extractor, downlighters.

Dining Room 13'11 x 13'0 (4.24m x 3.96m)

Double glazed window to front, radiator, cupboards built into the recess.

Study 7'5 x 13'1 (2.26m x 3.99m)

Double glazed window to front, radiator.

Sitting Room 14'10 x 20'6 (4.52m x 6.25m)

Double glazed sliding patio doors opening to rear garden, feature fireplace with brick hearth housing living flame gas fire (not working), radiator, TV aerial point, telephone point.

Kitchen/Breakfast Room 12'11 x 11'4 (3.94m x 3.45m)

Double glazed window to rear, stainless steel 1 1/2 bowl sink with mixer tap and drainer unit, plumbing and space for white goods, four ring gas hob with ceramic surround, double eye level oven, glass fronted display cabinets.

Utility Room 6'6 x 7'11 (1.98m x 2.41m)

Gas fired boiler, casement door to side, double glazed window to rear, stainless steel sink, plumbing and space for white goods, personal door to garage.

First Floor:

Landing

Airing cupboard housing immersion tank, loft access, doors to:

Bedroom One 14'11 x 11'9 (4.55m x 3.58m)

Double glazed window to rear, built in wardrobe, radiator.

Large En Suite 9'9 x 8'4 (2.97m x 2.54m)

Double glazed window to rear, radiator, panelled bath with mixer tap and shower attachment, low level WC, dual sink units, raised shower cubicle housing electric shower.

Bedroom Two 11'10 x 13'11 (3.61m x 4.24m)

Double glazed window to front, radiator, built in wardrobes into the recess.

Bedroom Three 9'9 x 8'0 (2.97m x 2.44m)

Double glazed window to side, radiator, built in wardrobes.

Bedroom Four 9'3 x 8'0 (2.82m x 2.44m)

Double glazed window to rear, radiator.

Family Bathroom 7'10 x 5'11 (2.39m x 1.80m)

Double glazed window to front, walk in shower cubicle with electric shower and sliding glazed screen, low level WC, panel enclosed bath with separate electric shower over, pedestal hand basin with chrome mixer tap, mainly tiled wall finish, heated towel rail.

Rear Garden

An attractive outside space which is mainly laid to lawn with established herbaceous borders, greenhouse, wood built shed, paved seating area, outside lighting, cold water tap, side gated access.

Garage & Driveway 18'8 x 8'0 (5.69m x 2.44m)

Driveway providing off road parking for several vehicles leading to an integral garage with automated door, power, lighting and personal door to utility room.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: G.

