



18 Oxenturn Road, Wye, Ashford, TN25 5BE

Guide Price £725,000

**GOULD
HARRISON**

A beautifully appointed detached home in the much sought after village of Wye, just a short walk from the village centre.

This lovely extended home comprises an inviting entrance hall, large sitting room, kitchen/dining room, cloakroom, four bedrooms, en suite and family bathroom. The well stocked rear garden enjoys a secluded, private feel with further benefits including gas central heating, double glazing, garage and driveway.

Village shops, schools of good standing, doctors surgery and mainline station are all within easy reach as are many lovely countryside walks.



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, convenient Co-op store and library. There are many beautiful countryside walks on your doorstep including Wye Downs nature reserve.

UPVC Casement Door
Through to:

Hallway

Overlooked by the galleried landing, stairs to first floor with storage space beneath, telephone point, radiator, glazed casement doors through to:

Sitting Room 11'10" x 22'6" (3.61m x 6.86m)

Double aspect, sliding patio doors opening to the rear garden, three radiators, marble effect fireplace housing gas living flame effect fire,

radiator, TV aerial point.

Through to:

Dining Area 11'3" x 7'6" (3.43m x 2.29m)

Kitchen/Dining Room 12'3" x 22'6" (3.74m x 6.86m)

Generous range of fitted wall and base units, four ring induction AEG hob, ceramic 1 1/2 bowl sink with mixer tap and drainer unit, integrated fridge and freezer, dishwasher, plumbing and space for washing machine and tumble dryer, dual eye level electric oven, double glazed window to rear and French doors, Velux windows, double glazed casement door opening to the side.

Downstairs Cloakroom

Low level WC, wall mounted hand basin with localised tiling, chrome heated towel rail, double glazed window to side.

First Floor:

Landing

Double glazed window to front, loft access, airing cupboard housing immersion tank, doors to:

Bedroom One 12'8" x 13'0" (3.86m x 3.96m)

Widens by door recess to 16'9". Double glazed window to rear, radiator, door to:

En Suite Shower Room

Raised shower cubicle housing mains shower with glazed screen, low level WC, vanity unit with wash basin inset, chrome mixer tap, chrome heated towel rail, mainly tiled wall finish, frosted double glazed window to rear, extractor fan, downlighters.

Bedroom Two 11'7" x 12'0" (3.53m x 3.66m)

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

Bedroom Three 11'10" x 10'1" (3.61m x 3.07m)

Double glazed window to front, radiator.

Bedroom Four 9'1" x 8'3" (2.78m x 2.52m)

Double glazed window to side, under eaves storage cupboard, radiator.

Family Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal hand basin, mainly tiled wall finish, chrome heated towel rail, frosted double glazed window to side, downlighters.

Rear Garden

Mature rear garden with a wide variety of flowers and shrubs, panel enclosed fencing, mainly laid to lawn with paved patio seating area, power and lighting, side gated access.

Garage

With up and over door, power and lighting, large double glazed window to side, wall mounted gas fired boiler, radiator, personal door to hallway.

Tenure

Freehold.

Council Tax

Ashford Borough Council Tax Band: F.

Services

All mains services connected.

