



Court Cottage Cherry Garden Lane, Wye, Ashford, TN25 5AR  
Price £1,250,000

**GOULD  
HARRISON**

A rare opportunity to purchase this wonderful detached home which is set in around 1/3 of an acre.

Court Cottage is situated at the end of Cherry Garden Lane, a peaceful no through road, just a short walk from the excellent local village amenities.

This beautifully presented home spans over 2,200 sqft and offers four double bedrooms, two en suite, family bathroom, fitted kitchen, breakfast room, utility, cloakroom, study and impressive sitting/dining room with open fire.

The stunning, well stocked garden has been lovingly maintained by the current owner with a variety of mature flowers, shrubs and fruit trees and enjoys a southerly aspect looking out onto Wye Cricket club.



#### 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.

#### Solid wooden Casement Door

Through to:

#### Entrance Hall

Double glazed window to side, radiator, stairs to first floor, large storage cupboard, telephone point.

#### Kitchen 15'9 x 10'5 (4.80m x 3.18m)

Double aspect with generous range of fitted wall and base units with Corian worktops, dual sink with disposal and water softener, chrome mixer tap and drainer unit, five ring gas hob with stainless steel surround, extractor hood and lighting above, double electric eye level oven, radiator, downlighters, full height fridge, half height freezer, plentiful storage, integrated dishwasher.

#### Breakfast Room 12'6 x 6'5 (3.81m x 1.96m)

Dual aspect double glazed French doors opening to courtyard garden, radiator, tiled floor covering, vaulted ceiling.

#### Inner Hallway

With large storage cupboard, door to:

#### Bedroom Two 15'7 x 8'8 (4.75m x 2.64m)

Double glazed windows with box window seating and French doors opening to rear, downlighters, built in wardrobes, door through to:

#### En Suite Shower Room

Walk in shower housing electric shower with glazed screen, tiled wall finish, wash basin inset vanity unit with chrome electric mixer tap, low level WC, feature fan light, frosted double glazed window to side.

#### Sitting Room 18'5 x 12'5 (5.61m x 3.78m)

Enjoys a double aspect looking out across the garden, casement door opening onto the rear patio, feature fireplace with open working fire, built in book shelves and storage into the recess, coved ceiling, downlighters, TV aerial point, coved ceiling, radiator, opening through to:

#### Dining Room 11'8 x 10'10 (3.56m x 3.30m)

Double glazed window to rear, radiator, door to:

#### Bedroom One 18'0 x 14'8 (5.49m x 4.47m)

Double glazed windows opening to the rear, radiator, range of built in wardrobes, door through to:

#### En Suite Shower Room 7'7 x 4'9 (2.31m x 1.45m)

Large walk in shower cubicle housing digital mains shower, low level WC, wash basin inset vanity unit with cupboards beneath and chrome mixer tap, tiled wall finish, downlighters, extractor, heated towel rail, double glazed window opens towards the front.

#### Utility Room 10'5 x 7'10 (3.18m x 2.39m)

Double glazed window to side, fitted base units, full height storage cupboard, plumbing and space for washing machine, wall mounted gas fired boiler.

#### Cloakroom

Double glazed window to side, low level WC, wash basin inset vanity unit with storage beneath, mainly tiled wall finish.

#### Study 16'0 x 10'5 (4.88m x 3.18m)

Double glazed casement door opening to patio, radiator.

#### First Floor:

#### Landing

Loft access, large built in storage cupboard, Velux window to side.

#### Bedroom Three 18'4 x 12'4 (5.59m x 3.76m)

Velux window to rear, under eaves storage, radiator, built in wardrobes, telephone point.

#### Bedroom Four 16'3 x 10'3 (4.95m x 3.12m)

Velux window to front, built in wardrobes, under eaves storage, radiator.

#### Family Bathroom

Velux window to side, panelled bath with mixer tap and shower attachment, low level WC, wash basin inset vanity unit with mixer tap, mainly tiled wall finish, heated towel rail, downlighters, extractor fan.

#### Driveway & Garage

Generous driveway providing off road parking for several vehicles leading to a single attached garage with electric automatic door.

#### Gardens

A large terrace provides a wonderful space on which to enjoy the sunny, southerly aspect and looks out on Wye Cricket Club. An expansive lawn with established herbaceous borders provides a feeling of seclusion and houses a wide variety of shrubs, flowers, fruit trees and raised vegetable plots.

Accessible from the breakfast room is a further very secluded patio area, perfect to take breakfast during the morning sun.

#### Tenure

Freehold.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Band: F.

