



Churchfield Way, Wye
Ashford | Kent

 Sandersons





Churchfield Way, Wye

Churchfield Way - TN25 5EQ

Guide Price £475,000 - £500,000

For Sale

Stunning, 3 bed detached barn with modern updates while retaining character throughout. With detached garage & home office above situated in the sought after village of Wye

- 3 bed barn with plenty of character in the sought after village of Wye
- Extended kitchen/breakfast room with vaulted ceiling
- Double aspect 19'9" x 19'3" living room with oak beams & vaulted ceiling
- Oak flooring, beams, doors & windows throughout
- Detached barn style garage with fully insulated home office above
- Just 0.2 miles to Wye train station
- Only 0.2 miles by foot to Lady Joanna Thornhill Primary School





The Property

Guide Price £475,000-£500,000. This three bedroom detached barn is situated within 0.2 miles to Wye Station where commuters can catch connecting High Speed trains from the next stop at Ashford International arriving at London St Pancras in just over 1 hour. The barn has plenty of character with oak flooring and beams throughout in addition to a solid oak door and double glazed windows with bespoke window shutters. The large stunning living room has high vaulted ceilings with striking oak beams and a stylish contemporary log burner, with double doors opening out to the rear courtyard garden. The kitchen/dining room has been extended and upgraded within the last 2 years and also has high vaulted ceilings with electric velux windows bringing in lots of natural light. The modern fitted kitchen has beautiful stone work surfaces with integrated appliances including dishwasher, washing machine and fridge freezer with ceramic hob and a middle island providing further storage units. The dining area has built in wrap around seating in the box bay window. There are three bedrooms, one of which is a good size double, and the other two are smaller bedrooms. The modern family bathroom has stone flooring and wall tiles and a corner bath with shower attachment above. There is also an oak entrance porch and loft access.

Outside

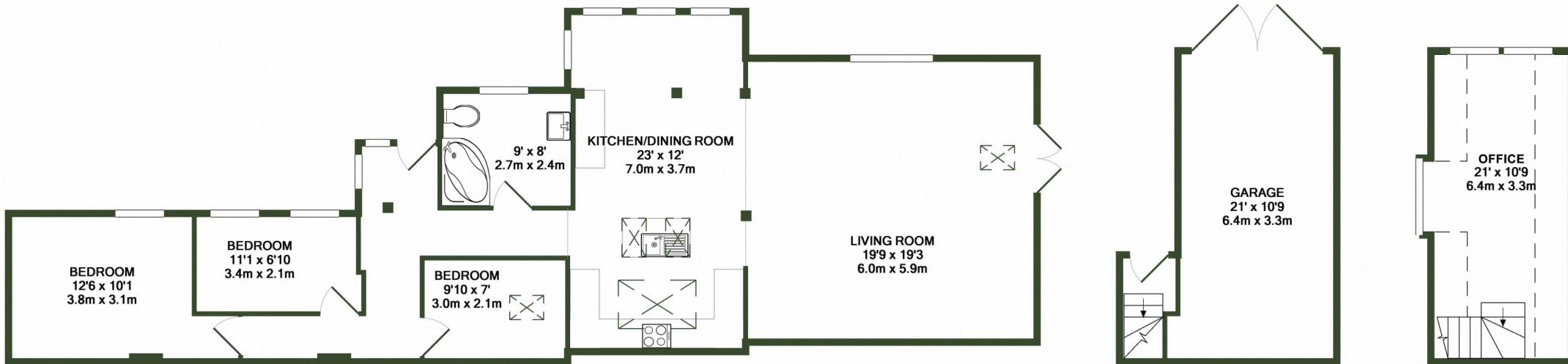
There is a courtyard garden in between the barn and garage which is perfect for garden furniture to sit and enjoy an evening drink or al fresco dining. The detached garage has barn style doors with power and lighting inside and some workshop space to the rear. Accessed via its own oak entrance door and staircase is a fully insulated and double glazed home office above the garage with beautiful views of the north Kent downs and is ideal for those that work from home or could even be used as a children's playroom or family room.

Location

Wye has connecting trains to Ashford International with frequent trains to London via the high speed service in under an hour. There are local primary, prep and secondary schools which attract families to the area. Wye is very well known for its vibrant community (with people of all ages originally from the village and further afield), fantastic local restaurants and its location within the North Downs. Local restaurants include The Kings Head, The Tickled Trout and The Wife of Bath. A farmers' market is held in Wye on the first and third Saturday of every month and there is a local co-op mini market and post office.







MAIN PROPERTY
APPROX. FLOOR
AREA 1131 SQ.FT.
(105.1 SQ.M.)

GARAGE GROUND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

OFFICE FIRST FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1591 SQ.FT. (147.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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PROPERTY INFORMATION

Council Tax

To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands.

Local Authority

Ashford Borough Council 01233 331111. Kent County Council 08458 247247

Services

Gas central heating, mains water, drainage and electricity.

Method of Sale

This property is Freehold and is offered for sale with vacant possession upon completion.

DIRECTIONS

Heading south-east on the M20. At junction 9, take the A251 exit to Ashford/Faversham. At the next roundabout, take the 1st exit onto Trinity Rd. At the next roundabout, take the 2nd exit and stay on Trinity road (going through 2 more roundabouts). At the end of Trinity Road turn left onto Faversham Road/A251. Continue for 1.1 miles and then turn right onto Wye Road for 0.8 miles and then follow Harville Road for 1.1 miles. Turn right onto Canterbury Road/A28 then turn left onto Harville Road and continue for 1 mile. Then turn right onto Bridge Street. Bridge street turns left and becomes Churchfield Way and the property will be on your right hand side just after you bear left.

Viewing strictly by appointment through Sandersons UK

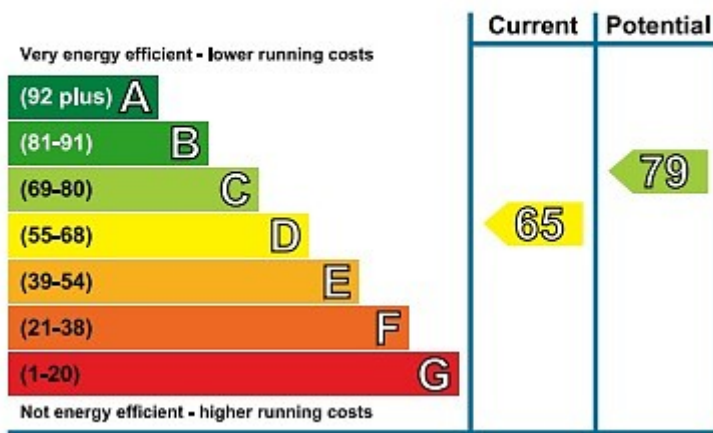
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Energy Efficiency Rating



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