



Bridge Street,
Wye,
TN25 5EA

£325,000

2 1 2 Exempt

A beautiful and unique Grade II listed cottage situated within the heart of the popular village of Wye. Which has previously been voted one of the top places to live in the UK by the Sunday Times. There are a number of reasons why the vendors chose to call this place home - Perhaps it's the village setting, or knowing just how close you are to either Ashford or Canterbury – a simple drive and you can find yourself meandering around cobble stone streets or wandering around the Ashford outlet - whilst the convenience of supermarkets are a simple 5 minute drive away from your doorstep.

This charming Grade II listed home has previously been updated & now offer a charming mix of attractive period features with a modern twist with updated fixtures and fittings found within. Found positioned on the well regarded Bridge Street, a moments wander from the local Pub – Found up a few steps is a cosy home longing for it's next owner. There is a comfortable living room via the front door, with a stunning wood burning stove acting as the 'hub' of the home – ideal for those cooler winter evenings.

Via the opening you'll enter into a kitchen area which has been improved in recent times, now offering a 'shaker-style' country kitchen, large free standing cooker and storage cupboard found underneath the stairs. The kitchen offers a number of useful wall & base units as well as butler style sink & window overlooking the rear garden. A small level change leads to a separate reception room which can be utilised as you wish, either a ground floor bedroom, or a handy dining area, being bathed in natural light thanks to the front picture window it's a space that offers a verity of uses. Via the hallway there is a unique 'utility' space found before the rear stable door, which currently houses the appliances. Finishing the ground floor well is the improved ground floor bathroom, which now offers separate bath, shower cubicle, wash hand basin & W/C.



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The stairs rise from the kitchen area, which provides access to both double bedrooms. The charming character feeling continues on this floor, with the principal bedroom being located at the front of the home, offering '12'1x13'5"' of usable floor space as well as having a in-built storage cupboard, handy for storing away clothes. The 2nd bedroom overlooks the rear garden and yet again offers an in-built cupboard further providing the essential storage space for a young family.

Externally the home offers a south-west facing cottage style rear garden. With a patio area and a space that has been laid to lawn, ideal to catch the afternoons sun when the weather is kind. The owners have installed planters within the rear garden, to enhance that secluded and private feeling. There is additionally pedestrian access to the rear garden where you will also find on-road parking near by the front door.

Wye is well served by a range of shops including Co-op, artisan baker, butcher, newsagent, barbers, beauticians, post office and chemist. The village also benefits from a Doctors Surgery and Physiotherapist Practice. There are three excellent pubs and The Wife of Bath Restaurant, and also a fantastic coffee shop. The Lady Joanna Thornhill Primary School boasts an Outstanding grading by Ofsted and is the main feeder school to Wye Free School now in its sixth year, Spring Grove Prep School is located just outside the village but easily accessible. Excellent private schools & Grammar Schools are also close to hand in both Ashford and Canterbury. Wider afield Ashford offers excellent recreational facilities with the Eureka Park (12 minutes) offering a selection of restaurants, including Nandos, Frankie & Benny's, Beefeater and Pizza Hut. The development also includes Bannatynes Health Club & Spa, Cineworld Multiscreen complex and Travelodge. The McArthurGlen Designer Outlet (18 minutes) is currently undergoing a massive expansion to double the size of this major retail attraction.

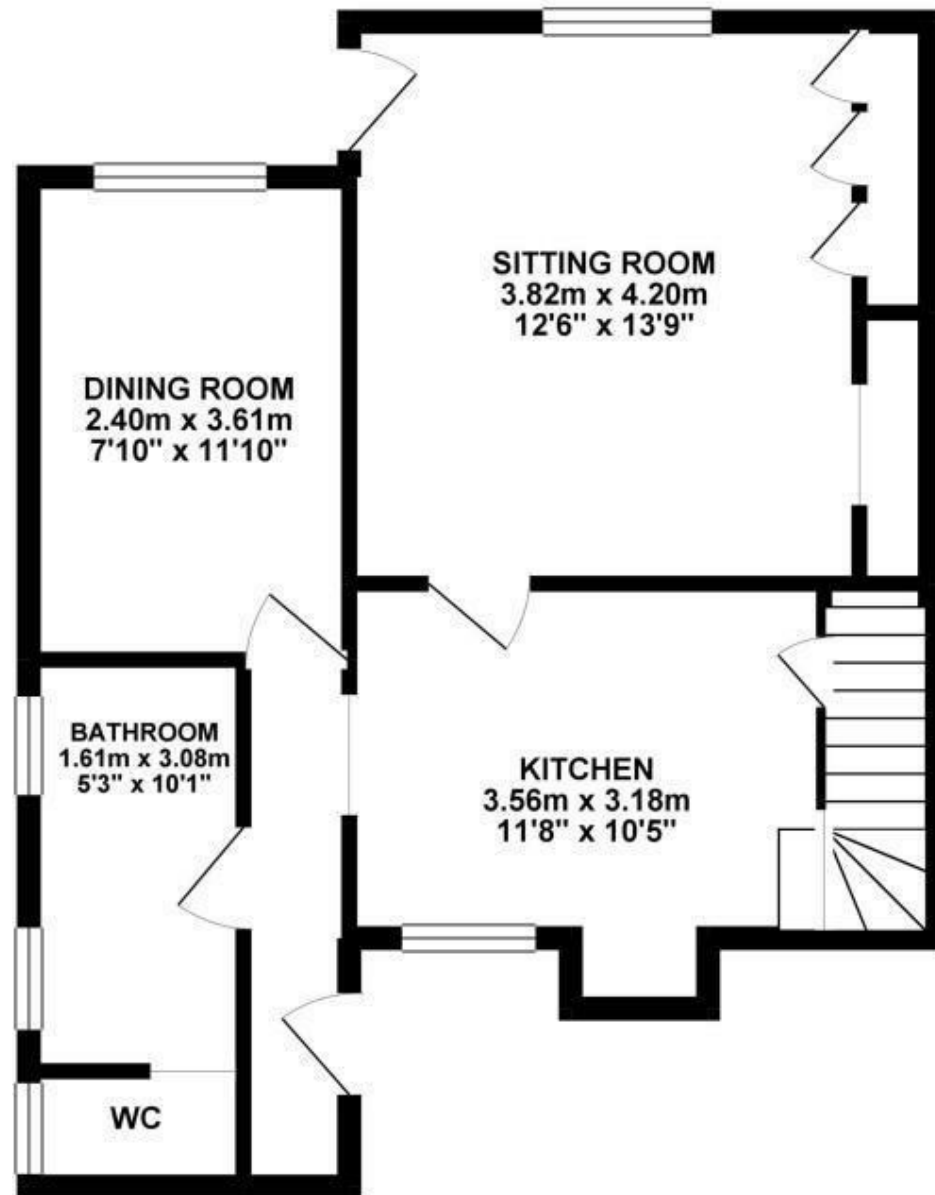
All mains services are connected, but none have been tested by the agent.

Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

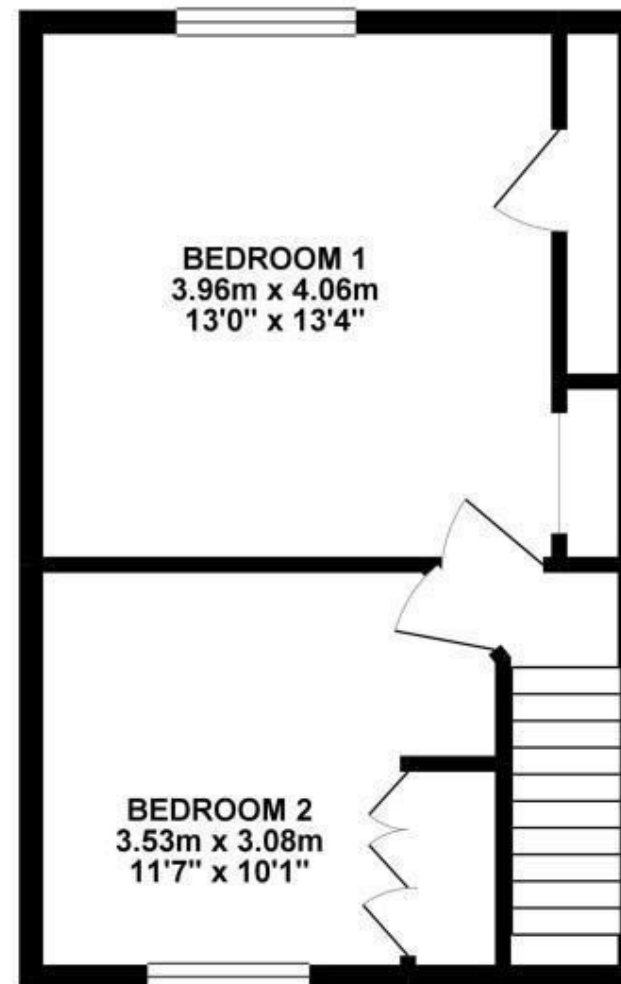
Average Broadband Speed: 68mb Superfast :1000mb Ultrafast :1000mb.

Grade II listed home, with single glazed windows & internal secondary glazing. Property is situated within a conservation area.

GROUND FLOOR 48.48 sq. m.
(521.85 sq. ft.)



1ST FLOOR 32.01 sq. m.
(344.59 sq. ft.)



Tenure: Freehold
Council Tax Band: C C

- Idyllically positioned Charming Grade II listed Cottage
- Found in the heart of the well regarded Wye Village
- Having undergone improvements over the years
- 2 Double bedrooms on First floor
- A choice of 2 comfortable reception rooms
- Country style 'shaker' kitchen with window overlooking rear garden
- Updated 4-piece family bathroom on ground floor
- Walking distance to local Pub & Joanna Thorhill Primrary School - rated OUTSTANDING
- Brought to the market with no-onward chain complications
- EPC Rating: Exempt Grade II listed. Council Tax Band: C

TOTAL FLOOR AREA : 80.49 sq. m. (866.44 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.