



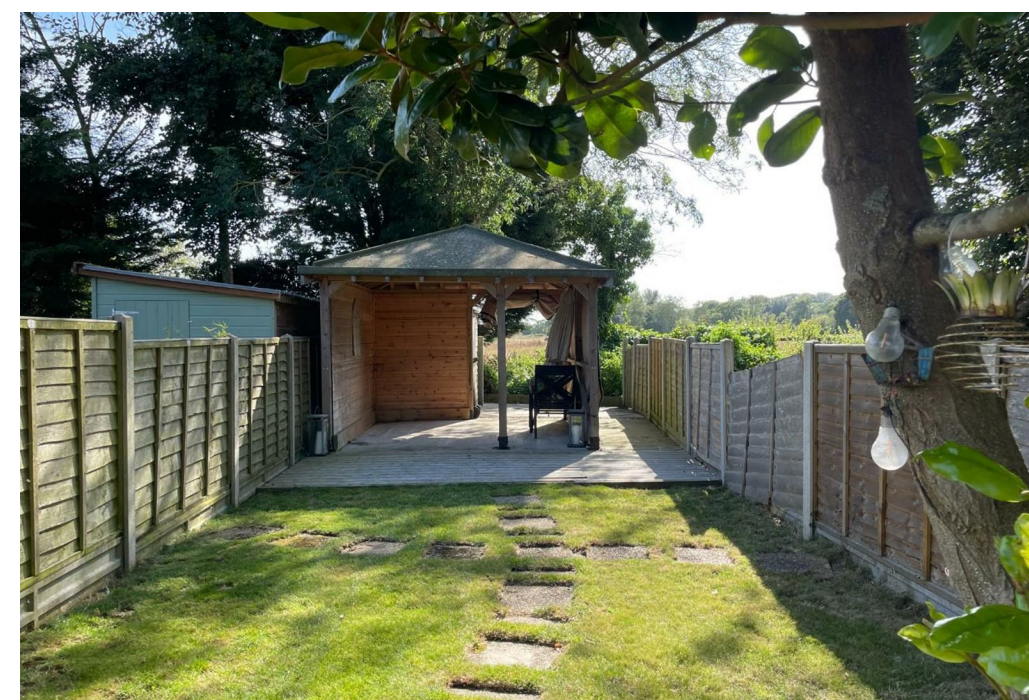
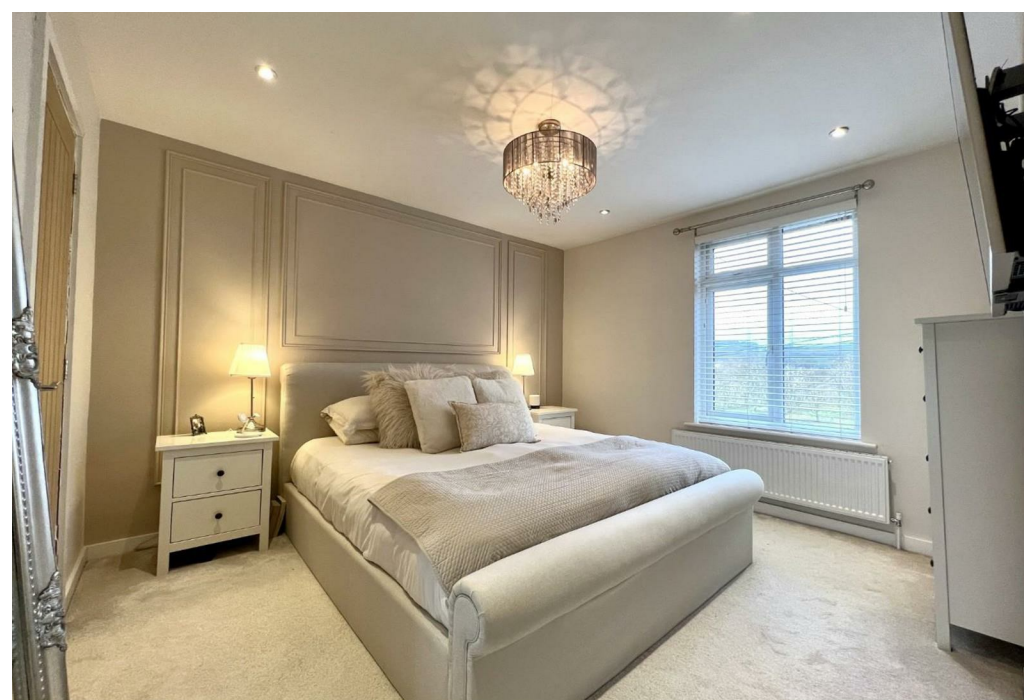
Wye Road,
Ashford,
TN25 4JA

£350,000 - £375,000



A beautiful 2 bedroom cottage lovingly and thoughtfully improved and extended over the years. Since the current vendor's ownership in 2018 – the house has had a full renovation - stripping it back to its original shell and transforming it into an inviting, cosy home.

Considering Boughton Lee's rural setting – it certainly does allow easy journeys to amenities and handy transport links, whether that's the A28, A20 or M20 and beyond. The property is just a few hundred meters from the village green, cricket pitch, pavilion, memorial stone and ancient Inn, reminding one of a setting so very rich in history. In addition, the entrance to Eastwell Manor Country Hotel with Champneys Spa and 9 hole golf course can be found just across the road. Transport links are extremely convenient with access to M20 and M2 motorways to London and the Kent coast, some 2.3 miles and 9 miles respectively, whilst Ashford International Station provides fast access to the continent and just 37 minutes High Speed travel time to London St



Note the driveway providing parking to the front of the home, a must for all families these days. There's a raised path that leads you to your front door which draws you to the open plan reception room. The lounge is plentiful in floorspace, neutral in décor, with a charming fireplace and log burning stove. This room stretches through to the designated dining space that the home offers. The property's side-entrance leads to a purpose-built entrance hall with ample space for coats and shoes. There's a modern galley-style kitchen with stylish work surfaces and deep dark navy wall cabinets, providing the essential space to deal with all that comes with family life (some appliances integrated). You will also find a generous downstairs WC.

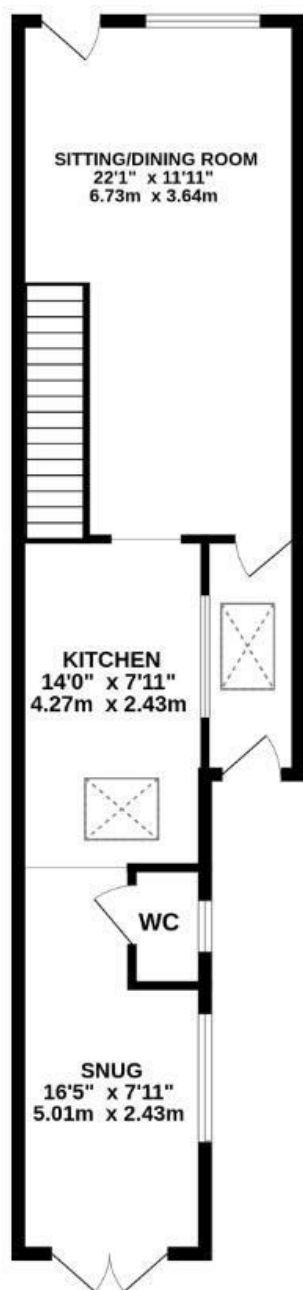
Beyond this space is where you'll find yourself in the summer months. The rear extension (completed in the 80's) has been configured into a snug. A space where you can leave those patio doors ajar, take a seat and gaze longingly out into that charming cottage style garden which spans over 100ft in length backing onto nothing but green-open land.

Climb the stairs and you will find the two spacious bedrooms, with the family bathroom standing before you at the top of the landing. It's a charming bath suite where you can soak away in the tub, or perhaps make use of the double shower, finished with a handy built in cupboard for toiletries. The 2nd bedroom is currently utilised as a nursery; a charming, recently renovated room which offers ample floorspace and a beautiful view. Now, turn your attention to the master bedroom. A room which offers yet again that comfortable peaceful sanctuary like feeling, from its bespoke paneling, to its window views of the fields opposite. During the vendor's time here, they have made the most of the loft space within this cottage, with a drop down ladder leading from the master bedroom, allowing you to enter this charmingly converted loft room. Ideal for further storage with bespoke built in wardrobes, but also has the advantage of Velux windows – a room that can certainly be used with your imagination at play – with charming exposed brick-work chimney breast giving it real character.

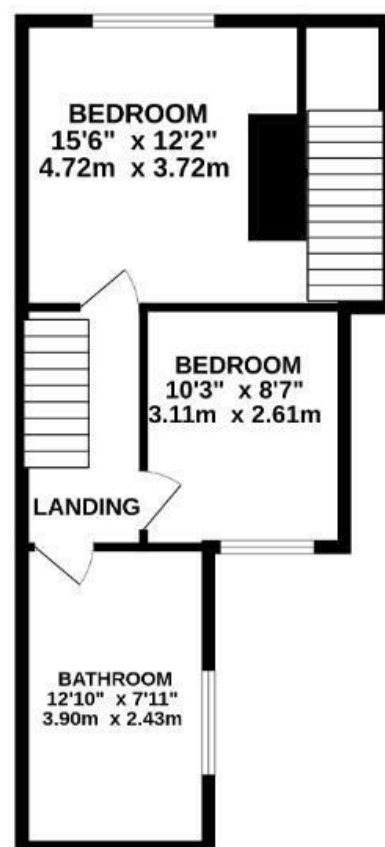
Wander into the garden or pop open those patio doors from the snug and be in touch with the outside. The plot here is truly magical, and has been landscaped over the years by the current owners, now offering a substantial patio area for alfresco dining, and letting guests mingle on those long bank holiday BBQ filled weekends. At the base of the garden is a well designed seating area, which you can find yourself late at night, making memories with friends and family in this delightful home.

We would recommend booking a viewing at your earliest possible chance, as there's so much more to see than this description can tell you!

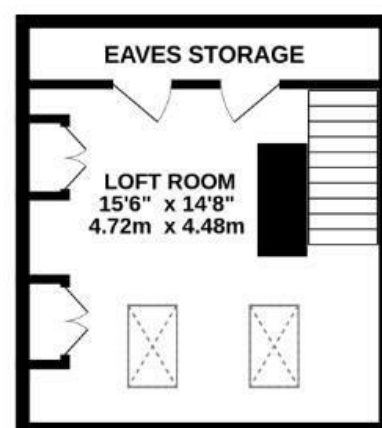
GROUND FLOOR



1ST FLOOR



2ND FLOOR



- Charming 18th Century Cottage home
- Tranquil Boughton Lee's location, a short wander from Boughton Aluph's Green
- Sympathetically refurbished during vendors time here
- Oozing cottage style-charm with fantastic sized rear garden and access
- Stunning rear plot with garden measuring approx 100ft
- Two large double bedrooms, with spacious master suite at front of home
- Upgraded modern kitchen with 'family snug' to rear with patio doors
- Driveway providing parking to front of home
- Additional loft room with velux windows
- EPC Rating: D, Council Tax Band: C, Oil fired central heating

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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