



FOUNDATION

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Hunters Way, Denwood Street, Crundale CT4 7EF

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Hunters Way, Denwood Street, Crundale CT4 7EF

- Unique Detached Spacious Property
- Four Double Bedrooms & Two Bathrooms
- Open Plan Kitchen Dining Room
- Wood Burning Stove In The Sitting Room
- Opportunity To Improve & Modernise
- Situated On A Generous Plot of 0.34 Acres
- Swim Spa, Hot Tub & Garden Studio
- Rural Location Surrounded By Rolling Countryside

SITUATION:

The property is conveniently situated in the charming village of Crundale, surrounded by beautiful rolling countryside, yet within easy reach of the cathedral city of Canterbury and the bustling market town of Ashford. The local area offers exceptional cycle and walking opportunities in both directions, through Godmersham Park, into Kings Wood on one side, and up the North Downs and into Denge Woods on the other.

The picturesque village of Wye sits in an Area of Outstanding Natural Beauty (AONB) with the North Downs as a backdrop. This extremely well-connected village benefits from rail services to Ashford International, Canterbury and London St Pancras International door to door in 51 minutes. The M20 can be easily accessed from both Junctions 9 & 10, with 10a currently under construction. Ashford International station offers direct access to the continent connecting with Paris, Disneyland (Mame La Vallee), Brussels, Lille and Marseille.

Wye is well served by a range of shops, including a Co-Op, an artisan baker, a butcher, a newsagent, and a chemist. The village also benefits from a doctors, a dentist, a physiotherapist and several pubs, including The Tickled Trout and The Kings Head. The Lady Joanna Thornhill primary school boasts an Outstanding grading by Ofsted and is the main feeder school to the Wye Free School. Excellent private schools are also close by, as are the Grammar Schools in Ashford.

The nearby historic city of Canterbury offers a superb range of shopping, leisure and recreational amenities including the White Friars Shopping Centre and a vibrant and bustling High Street with a good mix of high street brands, independent retailers, cafes and restaurants. Canterbury also offers an excellent choice of educational amenities including state grammar and private schools and three universities. The city is served by two mainline stations with the high-speed rail link to London St. Pancras running from Canterbury West station.



DESCRIPTION:

A spacious unique four bedroom property built in the early 1970's with almost 1800 sq.ft of spacious and versatile accommodation.

Hunters Way occupies a generous 0.34 acres of grounds which wraps around the entire property and enjoy views of rolling countryside from almost every aspect.

The outside space offers a double garage, and a well-appointed studio currently used as a home office with heating, lighting and electrics, there is also the opportunity to purchase the property with a swim spa and hot tub which were both installed in 2020.

A gated driveway offers ample parking and leads one to the front door which opens into an entrance hall/snug, this in turn leads to a well-appointed utility area and cloak room.

The hallway opens into a large kitchen breakfast room which has an unusual circular window partially internal looking back into the sitting room.

The kitchen has an array of kitchen units that integrate a dishwasher and Rangemaster stove.

The sitting room is dual aspect and has a large woodburning stove that is encompassed within an exposed brick fireplace and nestled beneath an oak bressummer. The brickwork has been creatively laid in a herringbone pattern and is a beautiful feature of the room.

From the hallway stairs ascend to the first floor where one will find a galleried landing which leads to four double bedrooms and two well-appointed family bathrooms.

Two of the bedrooms are dual aspect and have splendid views of rolling countryside.

OUTSIDE:

Set within a generous 0.34 acre plot, Hunters Way has a gated driveway which leads to the double garage. The gardens can be accessed from the main hallway and the kitchen and wrap around the entire house.

A patio area with an aluminium gazebo offers plenty of seating whilst at the rear there is a studio currently used as a home office. Adjacent to this there is a swim spa and hot tub which the current owners are considering leaving with the property.

Solar panels were added earlier this year which in turn have significantly reduced energy consumption

