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HERE TO GET *you* THERE

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Found within the very heart of the ever-popular village of Wye, this bungalow offers a wonderfully rare opportunity to secure a detached bungalow in one of Kent's most coveted settings. Just a gentle wander from the village centre and the much-loved Tickled Trout pub, this charming home offers the perfect blend of village life, countryside surroundings and exciting future potential.

In the property market, phrases such as "potential" and "put your own stamp on it" are often overused. However, at Bridge Cottage, they couldn't be more appropriate. Offering endless possibilities for improvement and modernisation, this is a rare chance to create a bespoke home tailored entirely to your own tastes and requirements. Set within generous, mature gardens that wrap gracefully around the property, the home enjoys a sense of space and seclusion that is increasingly difficult to find. Expanses of lawn provide the ideal backdrop for family gatherings, gardening enthusiasts or simply enjoying the tranquillity of village life, whilst an elevated garden area rewards you with far-reaching views across the surrounding landscape – a place to savour a morning coffee, an evening glass of wine, or simply watch the seasons unfold.

Inside, the accommodation is both versatile and surprisingly spacious, arranged over two floors to offer flexibility for a range of lifestyles. The ground floor provides two bedrooms and a choice of reception spaces, allowing future owners to adapt the layout to suit their needs, whether that be family living, entertaining or home working. A ground floor bathroom & rear lean-to compliment the ground floor living space. Upstairs, a thoughtfully created loft conversion offers a further bedroom, shower room and its very own sauna – an unexpected retreat at the end of a long day.

Outside - A detached double garage further enhances the property's appeal, providing excellent storage, workshop potential or secure parking. The garden is split into two sections, there is a laid to lawn section to the right hand side, offering either potential to extend STPP, or, used as a vegetable patch/lawned area. To the left, a number of steps lead you to an elevated lawn, where you'll discover glorious views and a raised summer-house, adorned with a number of mature trees & shrubs, private is an understatement up here!

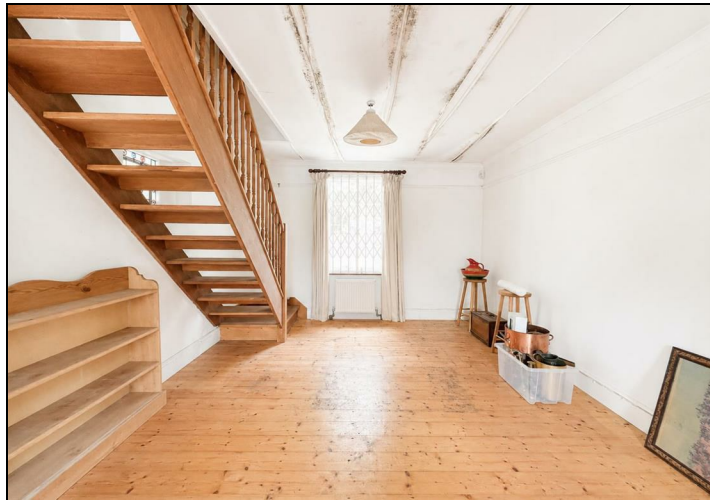
Whether it's walking the surrounding countryside, enjoying the thriving village community, popping to one of the excellent local amenities, or simply soaking in the peace and beauty of the gardens and views, Bridge Cottage offers a way of life as much as a place to live. Properties such as this are becoming increasingly difficult to find. Whilst Bridge Cottage would benefit from updating, it represents something far more valuable than a turnkey home – an opportunity. An opportunity to reimagine, redesign and create a home that reflects your own vision and lifestyle, all within one of the county's most desirable villages. A home with character, a plot with presence, and a location that many aspire to but few achieve. Bridge Cottage could quite easily become the forever home you've been searching for.

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.

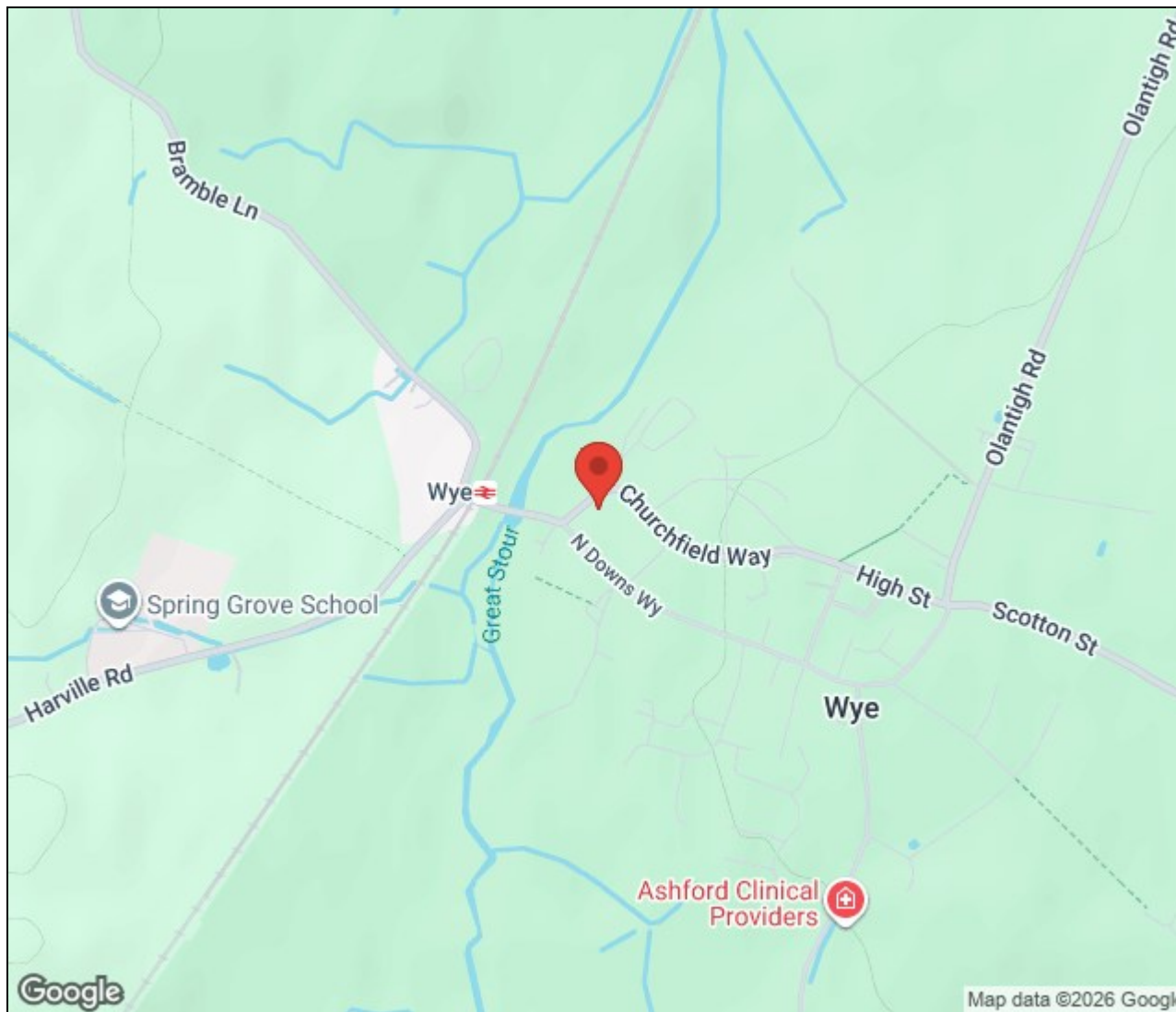
- OPEN DAY: SATURDAY 27TH JUNE - BY APPOINTMENT ONLY
- 3 Bedroom, Detached bungalow in the heart of the highly sought-after village of Wye.
- Just a short walk from the village centre, local amenities, and the popular Tickled Trout pub.
- Generous, split-level mature gardens surrounding the property, offering privacy and outdoor space.
- Elevated garden area with far-reaching views across the surrounding countryside.
- Flexible and deceptively spacious accommodation arranged over two floors.
- Two ground-floor bedrooms and versatile reception rooms suitable for a variety of lifestyles.
- 1st floor providing an additional bedroom, shower room, and sauna room
- EPC Rating: E (48) - Council Tax Band: D

21 Cedar Parade, Repton Park Avenue, Repton Park, Ashford, Kent, TN23 3TE | 01233 613613
ashfordsales@hunters.com | www.hunters.com









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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		

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