



Connells

Abbots Walk
Wye ASHFORD



Property Description

The ground floor features a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, the impressive open-plan kitchen and dining room forms the heart of the home, offering generous space for family life and gatherings, with the added convenience of a separate utility room and a downstairs W.C. The layout flows effortlessly, creating a practical and sociable living environment.

Upstairs, the property continues to impress with two generous double bedrooms and a well-sized third bedroom that works perfectly as a nursery, home office or single room. A modern family bathroom serves all bedrooms, and the landing provides a comfortable sense of space between each room.

Wye itself is a picturesque village set against the backdrop of the North Downs, known for its friendly community and excellent local amenities. Families benefit from highly regarded schools, while commuters appreciate the superb transport links. Ashford International Station is within easy reach, offering High Speed Rail services to London St Pancras in as little as 37 minutes, making this an ideal location for those seeking countryside living without compromising on connectivity.

This wonderful home combines generous accommodation with a peaceful setting, all within one of Kent's most sought-after villages.

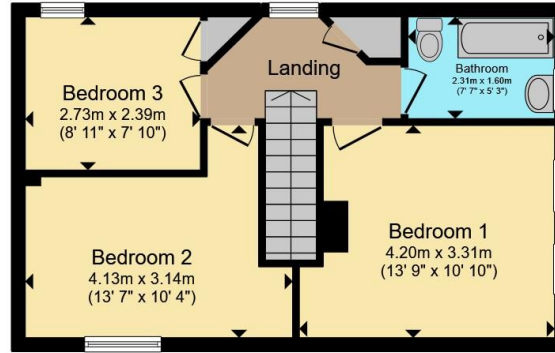
Agents Note

We have been unable to verify if either planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.





Ground Floor



First Floor

Total floor area 91.4 m² (984 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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77 High Street
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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/ASH408628

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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