



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



The Old Pump House, Hinxhill, Wye, Ashford, TN25 5NT

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS



Freehold

The Old Pump House, Hinxhill, Wye Ashford, TN25 5NT

- Striking Detached Period Residence
- Sympathetically Converted Using Thoughtful Architecture
- Three/Four Bedrooms & Three Bathrooms
- Kitchen Breakfast Room & Conservatory
- Elegant Receptions With Window Shutters
- Set Within 0.28 Acres Of Splendid Grounds
- Far Reaching Views Over North Downs
- Double Garage With Potential For Annexe Conversion



SITUATION: Nestled in the picturesque Kent countryside, Hinxhill is a charming rural village that perfectly balances peaceful country living with excellent connectivity. Surrounded by rolling farmland and the beautiful landscapes of the Kent Downs Area of Outstanding Natural Beauty, the village enjoys a tranquil setting while remaining just a short drive from the thriving village of Wye and the historic market town of Ashford. Wye, less than two miles away, offers an excellent range of day-to-day amenities including independent cafés, traditional public houses, a village store, butcher, post office, doctor's surgery and pharmacy. The village is renowned for its welcoming community, picturesque streets and access to an abundance of countryside walks, including the North Downs Way.

For a wider selection of shopping, leisure and dining facilities, Ashford provides supermarkets, restaurants, cafés, a cinema and the popular McArthurGlen Designer Outlet. The area is exceptionally well

connected. Wye railway station provides regular services to Ashford and Canterbury, while nearby Ashford International offers high-speed rail services to London St Pancras in approximately 37 minutes, making the location ideal for commuters. Excellent road links are available via the M20, providing convenient access to Maidstone, Folkestone, the Channel Tunnel and the wider motorway network.

The area is particularly well regarded for its educational opportunities. There is a choice of highly regarded primary schools in both Hinxhill and Wye, while secondary education includes the sought-after Wye School, alongside several outstanding grammar schools in Ashford, including The Norton Knatchbull School, Highworth Grammar School and Ashford School, an independent day and boarding school. Further education is available at Canterbury Christ Church University's Wye Campus, with the universities of Canterbury also within easy reach.



DESCRIPTION:

A splendid detached three/four-bedroom period home, originally constructed in the early 1900s as a Victorian pumping station before being thoughtfully converted into an exceptional family residence in 1993. The conversion successfully preserves the building's striking industrial heritage while creating a truly individual home of almost 3,000 sq ft, set within approximately 0.28 acres of beautifully maintained grounds.



The Old Pump House commands breathtaking views across the rolling North Downs, this architecturally impressive property combines Victorian engineering with modern family living. Soaring ceilings, exposed iron beams, a dramatic twin staircase and an abundance of original character create an unforgettable interior, where distinctive period features blend effortlessly with contemporary comfort.

Occupying an enviable semi-rural position in Hinxhill, the property enjoys a peaceful

countryside setting while remaining conveniently close to Ashford and the sought-after villages of Wye and Brook. Excellent road links and Ashford International Station provide easy access to London, making the location as practical as it is picturesque. An extensive driveway provides parking for several vehicles and leads to the impressive main entrance. The welcoming reception hall immediately showcases the home's unique character, with two exposed staircases rising to the first floor.

To one side is a versatile study, which could equally serve as a guest bedroom, whilst the elegant formal dining room features double doors opening into the magnificent sitting room. This impressive reception space is centred around a wood-burning stove and framed by striking full-height shuttered windows that flood the room with natural light.

Positioned at the rear of the house, the spacious kitchen is fitted with an extensive range of wall and base units, complemented by oak worktops and integrated appliances, including a double range cooker.

A generous walk-in pantry and separate utility room provide excellent practical storage. The kitchen flows naturally into the breakfast room, which opens into the conservatory. With underfloor heating beneath its tiled floor and uninterrupted views across the North Downs, this light-filled space can be enjoyed throughout the year.

The first floor offers three generous double bedrooms and two well-appointed bathrooms. The principal suite benefits from built-in wardrobes and a private en-suite bathroom, while the remaining bedrooms are served by a stylish family bathroom, providing flexible accommodation for both family life and guests.







OUTSIDE:

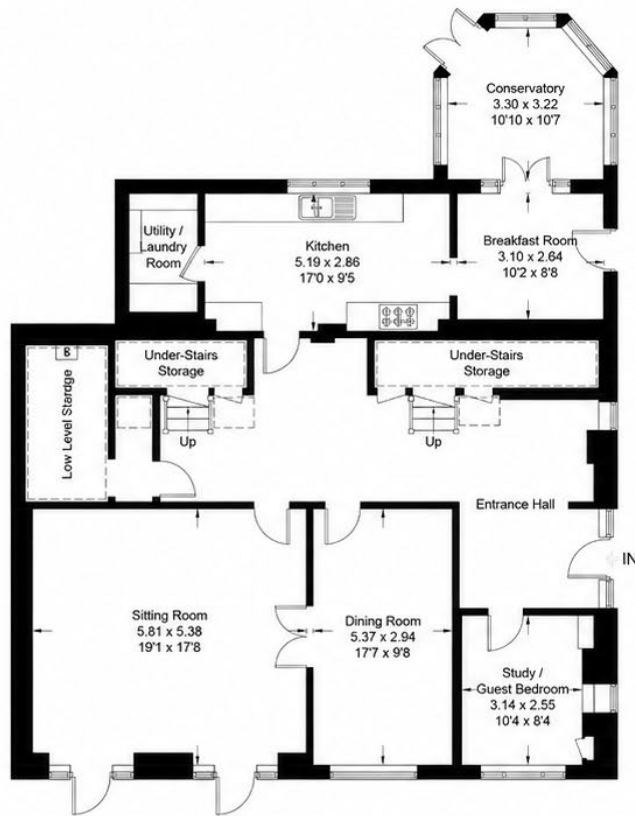
The beautifully established gardens extend to approximately 0.28 acres. The rear lawn and charming summer house enjoy spectacular uninterrupted views across the surrounding countryside towards the iconic Wye Crown, creating a remarkable setting for entertaining, relaxing or simply appreciating the changing seasons.

A substantial detached garage building, measuring approximately 34 ft by 18 ft, incorporates a pitched roof space together with a shower room and WC. Subject to the necessary planning permissions, it offers excellent potential for conversion into an annexe, while also providing secure, CCTV-covered accommodation for vehicles, hobbies, storage or a home-based business.

AGENTS NOTE:

Private drainage

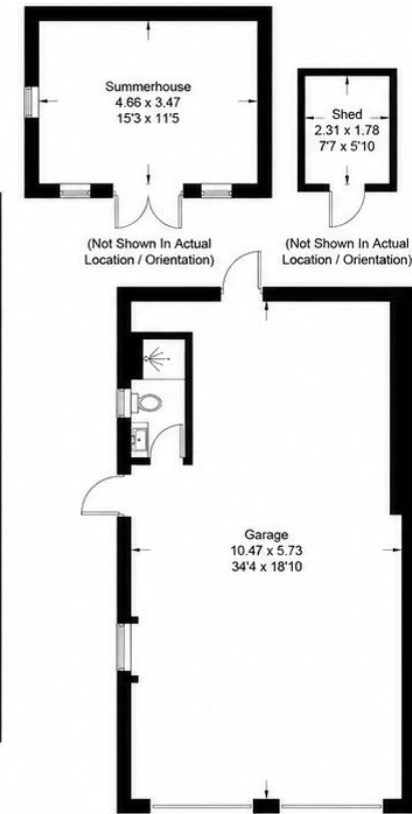




Ground Floor - 149.8 sq m / 1612 sq ft



Split Level First Floor - 112 sq m / 1205 sq ft



Outbuildings



TOTAL FLOOR AREA: 3689 sq. ft (342 sq. m)



EPC RATING
C



COUNCIL TAX BAND
F



GENERAL INFORMATION
Private drainage

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

