



FOUNDATION

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Stourview Cottage, White Hill, Bilting, Ashford TN25 4HB

5 BEDROOMS | 3 BATHROOMS | 4 RECEPTIONS

Freehold



Stourview Cottage, White Hill, Bilting, Ashford TN25 4HB

- Delightful Detached Characterful Cottage
- Five Bedrooms & Three Elegant Bathrooms
- Bursting With Period Features
- Over 2600 Sq.Ft Of Versatile Accommodation
- Detached Self Contained Annexe
- Successful Holiday Let Business
- Extensive Driveway, Garage & Workshop
- Set Within A Third Of An Acre Of Grounds & Gardens
- Splendid Views Of Rolling Countryside & Kent Downs



SITUATION:

Bilting is a hamlet within the civil parish of Godmersham in the Ashford District of Kent. It stretches along the A28 at the foot of the Godmersham Downs, five miles northeast of Ashford town centre.

The picturesque village of Wye, the neighbouring village, 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 (Marne 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 closeby, as are the Grammar Schools in Ashford.

Wider afield, Ashford offers excellent recreational facilities with the Eureka Park (12 minutes) offering a selection of restaurants, including Nandos, Frankie & Bennys, Beefeater and Pizza Hut. The development also includes Bannatyne Health Club & Spa, Cineworld and Travelodge. The McArthurGlen Designer Outlet (18 minutes away) is undergoing massive expansion to double the size of this major retail attraction. All of this has contributed to Wye being voted among the top places to live in the UK by the Sunday Times in 2013.



DESCRIPTION:

Stourview cottage is a substantial family home, dating back to the 1700's, it is bursting with original features such as latch key doors, exposed beams, flagstone flooring and inglenook fireplaces.

It offers over 2600 sq. ft of versatile accommodation, along with a superb detached one-bedroom guest annexe, and over a third of an acre of private and beautifully landscaped gardens and grounds with far reaching views over rolling countryside.

Stourview cottage has seen many improvements over the years including reconfiguration of the layout when the current owners joined the two cottages together to create an impressive five-bedroom property that has been lovingly restored and renovated using the finest materials and the highest level of creativity and interior design.

A handsome Iroko door opens into a delightful, reception hall with stylish cloakroom and utility room, the entrance hall has detailed Wainscot panelling, and flag stone floor tiles.

To the right one will find a striking dual aspect sitting room with solid oak flooring which has been sourced from an old church this leads to French doors that open onto the garden with its impressive views. Centrally there is a wood burning stove that is encompassed by a brick surround. One of the staircases comes off this room and leads one to the east wing of the property.

To the left of the reception hall a doorway opens into the characterful kitchen which has been fitted with bespoke solid oak kitchen which complements the butler sink and striking green Alpha double range cooker which sits snugly beneath the bressummer.

Exposed support beams create some division between the kitchen and the dining area although leaves the space open plan, perfect for a young family. The dining area flows directly onto the garden and adores the views of the countryside beyond.

Several reception rooms connect directly from the kitchen diner, offering versatility and space. Between the triple aspect living room and snug there is an elegant shower room with vintage suite and a stairs to the first floor.

The upstairs can be reached from staircases at either end of the house, and there are four generously proportioned bedrooms, a study/dressing room, two bathrooms and two separate WC. The décor is calm and neutral which complements the whitewashed beams and latch key doors.



OUTSIDE:

Stour view sits on a generous 0.31-acre plot which includes an extensive driveway and landscaped gardens which wrap around the entire house. Every corner has been carefully manicured and seating areas created to take full advantage of the views of the Kent downs.

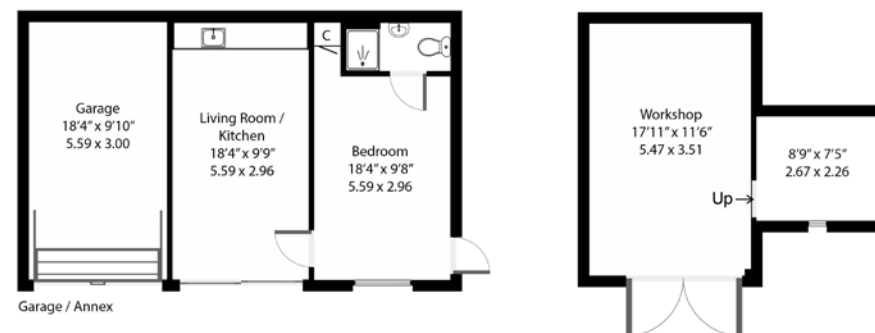
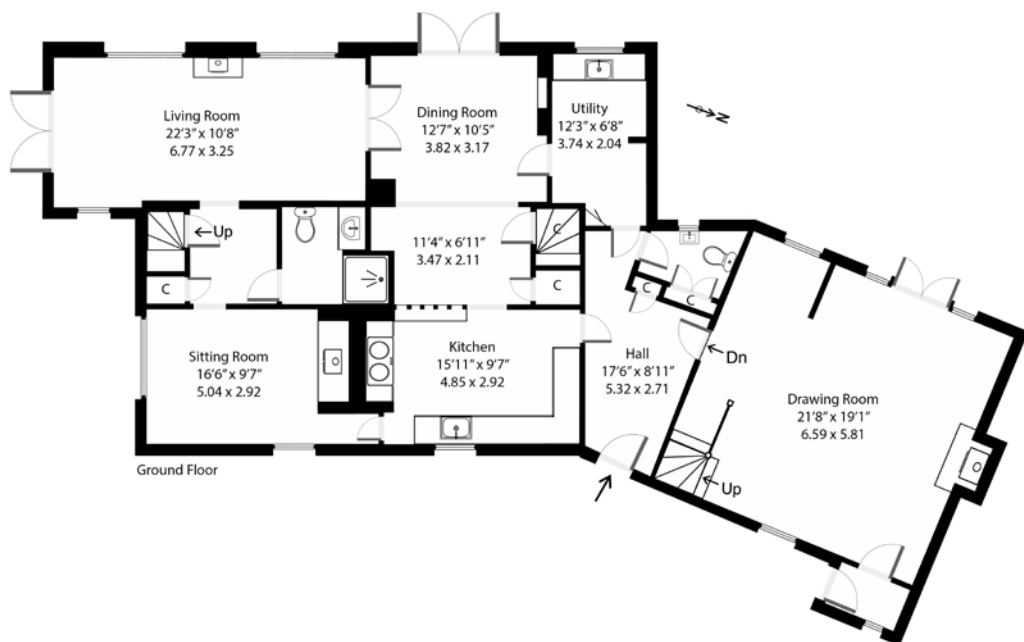
The outside space offers raised herb beds, a lavender garden, fruit trees, and a pergola with shaded seating. To the front of the property there is an established garden surrounding a pathway lined with attractive lavender, this has been enclosed by a timber gate and fencing.

An original brick-built workshop/garage sits closest to the house adjacent to the recently added weatherboarded annexe and garage. Currently used as a holiday let, this one bedroomed self-contained annexe offers its own parking space and private landscaped garden. Successful as a business yet perfectly adequate for a relative to live independently or a detached home office.









TOTAL FLOOR AREA: 3454 sq. ft (321 sq. m)
HOUSE: 2629 sq. ft (244 sq. m)
ANNEXE/GARAGE: 825 sq. ft (77 sq. m)



EPC RATING
D



COUNCIL TAX BAND
G



GENERAL INFORMATION
Oil & Solar Fuel/ Private Drainage

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