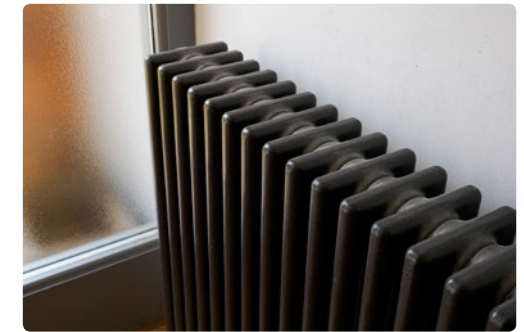




Freehold



45 Scotten Street, Wye, Ashford TN25 5BU

- Striking 1930's Semi Detached Property
- Extensively Renovated & Substantially Extended
- Over 1800 Sq.Ft Of Creatively Configured Accommodation
- Three Reception Rooms & Two Wood Burning Stoves
- Four Double Bedrooms & Two Bathrooms
- Fine Materials & Rich Décor Throughout
- Stunning 100 Ft Rear Garden With Summer House
- Set Within The Sought After Village Of Wye
- Five Miles To Ashford International Train Station

SITUATION:

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.

Wye is well served by a range of shops, including a Co-Op, an artisan bakers, a butcher, a newsagent and a chemist. The village also benefits from a doctors, a dentist, 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.

The nearby market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School.



DESCRIPTION:

A striking 1930's bay fronted semi-detached property that has been extensively renovated and extended over the years and now offers over 1800 sq.ft of creatively configured accommodation using an exceptional degree of architecture and interior design.

The four bedroomed property has a stunning established 100 ft rear garden, which includes a large summer house.

Fine materials and rich décor are evident throughout, with solid oak doors, engineered oak flooring, cast iron column radiators and a bold palette of Farrow & Ball colour, which balances beautifully with the light and airy flow of the property.

A lavender lined pathway leads to a stunning replicated 1930's solid wood door which sits nestled within an arched brick lobby, this opens into a spacious entrance hall with a coat closet and stairs to the first floor. Directly in front of the hallway is a modern style



kitchen, flooded with light from the roof window and the opening between the kitchen and living area. There is an array of wall and floor units which integrate an induction hob, double oven, microwave, and fridge freezer. The kitchen is further enhanced with a utility area located by the rear door and has plenty of space for laundry appliances, as well as a convenient cloakroom with shower.

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The rest of the ground floor has been beautifully configured to incorporate the two original reception rooms which connect perfectly with the extension.

The bay fronted snug sits at the front of the house and has contemporary white window shutters, with a bespoke window seat and

bookcase, whilst a wood burning stove has been installed in the exposed brick chimney breast.

This flows through to the dining room which in turn opens into an open plan family living area, illuminated with light from the sky lantern and French doors. A Chesney wood burning stove sits neatly in the far corner whilst a breakfast bar has been added to the opening between this room and the kitchen.

The stairs were relocated when the property was extended, a solid ash staircase rises to the first floor where one will find three generously proportioned bedrooms and a family bathroom which has been finished with ceramic metro style tiles.

The loft has been fully converted to offer an elegant double bedroom with splendid views of the Kent downs, there is a walk-in wardrobe, ample eaves storage and a well-appointed washroom.



OUTSIDE

The house sits elevated from the road and the front garden is beautifully presented with lawn to the front which is bordered with mature shrubs and wild lavender.

The french doors from the family room open onto a stunning courtyard which is shaded by a pergola and established wisteria, this stretches out onto a 100ft rear garden which is mainly laid to lawn interspersed with young trees and attractive plants.

To the rear of the garden there is a summer cabin which sits adjacent to the garden kitchen and alfresco dining area.

At the foot of the garden the gate opens onto an expanse of allotments and rolling countryside, there is an opportunity to occupy an allotment patch with the purchase of the property.









TOTAL FLOOR AREA: 2107 sq. ft (195 sq. m)
 HOUSE: 1811 sq. ft (168 sq. m)
 SUMMER HOUSE: x sq. ft (x sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
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GENERAL INFORMATION
 All main services are connected

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