



Freehold



2 Spring Grove Barn, Harville Road, Wye, Ashford, TN25 5EY

- Enchanting Spacious Converted Barn
- Open Plan Living Area With Wood Burning Stove
- Exposed Beams & Latch Key Doors
- Three Bedrooms & Recently Updated Bathroom
- Integrated Kitchen With Quartz Work Tops
- French Doors leading To The 120 Ft Rear Garden
- Car Port & Additional Parking
- Village Of Wye With High Speed Links To London

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, and 10a.

Wye has become one of the most picturesque villages in Kent and was voted the third best village to live in by the Sunday Times, where it was regarded as a 'super village'. It is well served by a range of shops, including a Co-Op, a wholefood shop, farmers market, a newsagent, and a chemist. The village also benefits from a doctor, a dentist, and several pubs, including The Tickled Trout, The Flying Horse 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 close by, as are the Schools in Ashford.

Further afield Canterbury lies 10 miles to the east of Wye. Canterbury is a vibrant University city with a magnificent Cathedral, the award-winning Marlowe Theatre and a wide range of shops and restaurants. Ashford, 4 miles to the west has excellent road and rail links to London and recreational facilities including the McArthur Glen Designer Outlet Centre, cinemas, and leisure centres. 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:

An exceptionally spacious three-bedroom converted barn, which is rich in character and balanced beautifully with modern conveniences. Originally dating back to the 1600's and then sympathetically converted into residential dwellings in 1995, the space is beautifully configured with almost 1200 sq.ft of enchanting accommodation.

Situated in a semi-rural location on the outskirts of the sought-after village of Wye—with its array of amenities and excellent high-speed links to London—Number Two occupies a generous plot, including a 120 ft established rear garden and off-road parking for two cars.

The property is flourishing in period features which include exposed beams, vaulted ceilings, latch key doors, and flagstone tiled flooring.

The façade is primarily weatherboarded, with a glazed front door opening into a spacious



entrance hall, complete with a cloakroom and stairs leading to a mezzanine landing.

To the right, there is a well-appointed kitchen/ breakfast room with a range of gloss units incorporating a microwave, dishwasher, washing machine, full-height fridge and freezer, and a double range stove with electric induction hob.

The kitchen is finished with quartz worktops and a butler sink with mixer tap, overlooking the front of the property.

The open-plan living room is a vast space, where exposed vertical beams create a clear division between relaxing and dining areas, while maintaining an open and sociable atmosphere. A contemporary wood-burning stove is positioned in the far corner, and newly installed dark-framed French doors open onto the sun terrace.

On the first floor, a mezzanine landing leads to three bedrooms and a well-appointed family bathroom, recently updated to include a shower over the bath, a freestanding basin on a floating shelf, and a WC. The white sanitary ware is complemented by black fixtures.

OUTSIDE:

Spring Grove Barn is located within a private enclave of converted oast houses and barn dwellings. There is a triple carport, with the middle bay allocated to Number Two, and additional parking available to the left.

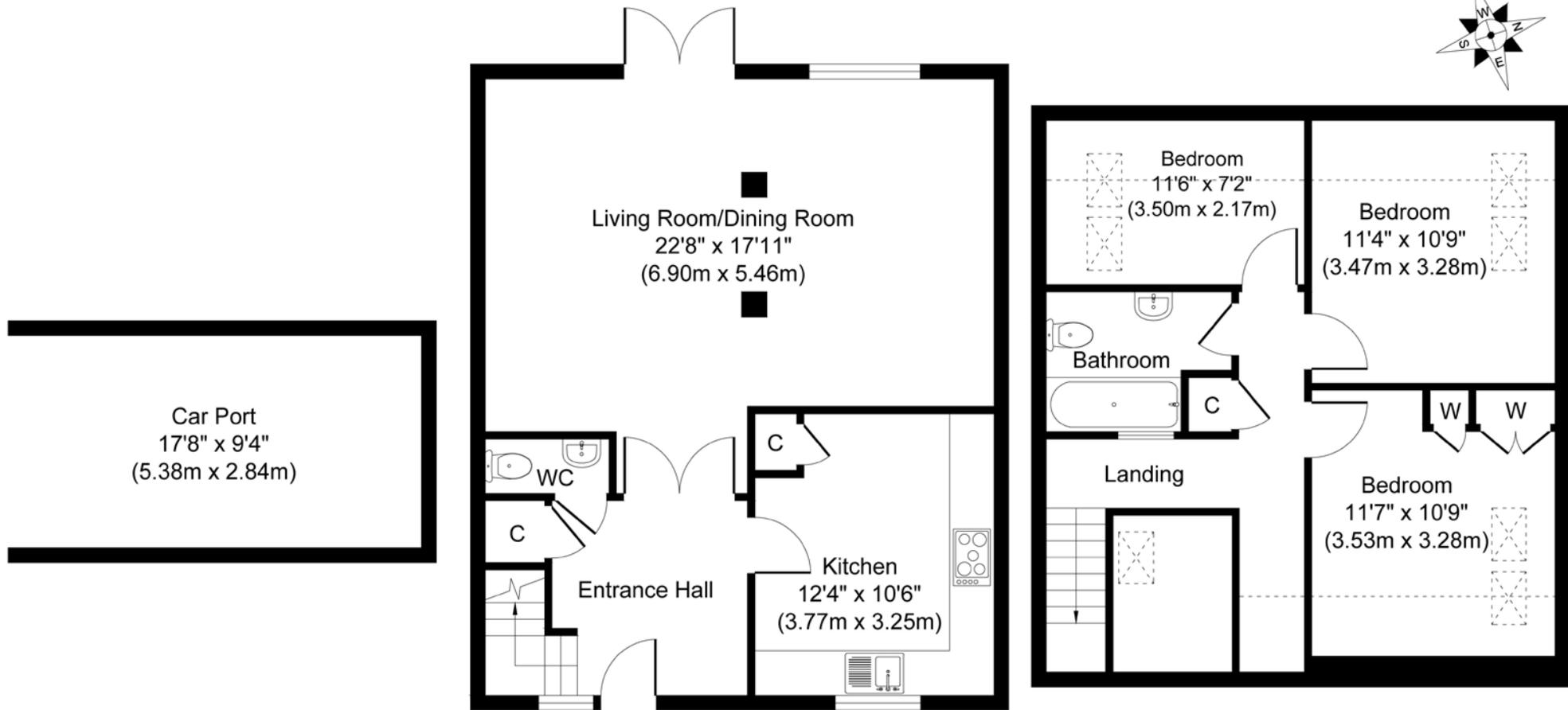
The property boasts an enviable 120 ft established rear garden, mainly laid to lawn and interspersed with mature shrubs and colourful borders. Young trees provide dappled shade, and the French doors lead to a patio sun terrace which steps up to a gravelled seating area.











TOTAL FLOOR AREA: 1327 sq. ft (123 sq. m)
HOUSE: 1162 sq. ft (108 sq. m)
CAR PORT: 164 sq. ft (15 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
Private drainage & the property is served by electric only.

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

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

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