hobbs parker

The Villages



10 Havillands Place Wye

LOCAL VILLAGE PROPERTY



10 Havillands Place

Wye
Ashford, Kent TN25 5GJ

"The new bifold doors perfectly frame the neatly landscaped garden."
Geg Wood, Director.

A very well-maintained and improved family home, featuring a landscaped garden, garage and three double bedrooms.

Havillands is ideally positioned within a short walk of the village railway station and local amenities, while also benefiting from access to a private three-acre meadow.















Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Summary

Built in 2012, Havillands Place is a highly sought-after development celebrated for its light-filled, contemporary homes and distinctive architectural design.

This stylish townhouse offers a flexible layout arranged over three floors, ideal for families or professionals, and is just a short walk from Wye village, local schools, and the railway station, with fast services to Ashford International and London St Pancras in as little as 37 minutes.

Additional information

Management Company.
A Management Company (Warwick Estates) have been set up to run all communal aspects of the development.

On the sale of each property the owners are given a share in the resident's company.

We understand the current charges to be in the region of £108 per Qtr. £432pa.

Drainage – mains drainage.

Mains electricity

Mains gas fired central heating

Council Tax (existing property)* – Band D

Tenure* – Freehold

Flood Risk* - Low

Broadband* – Yes

Mobile Signal Coverage* – Yes (OfCom)

**Data from 'Sprift' via On The Market.*

Directions

Sat Nav TN25 5GJ

Alternatively, the What Three Words website will take you to the property:

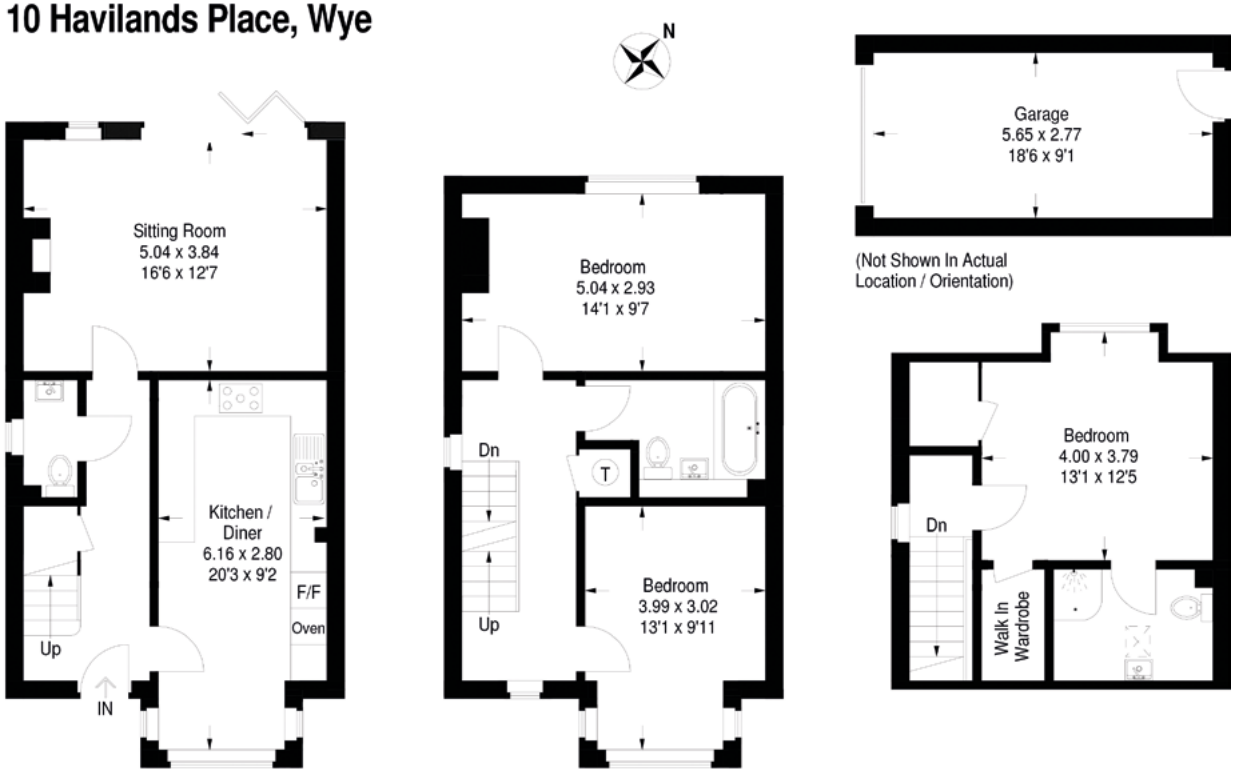
https://w3w.co/saddens.flips.qualifier







10 Havilands Place, Wye



Ground Floor
48.3 sq m / 520 sq ft

First Floor
43.3 sq m / 466 sq ft

Second Floor
27.7 sq m / 298 sq ft

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 135 sq m / 1453 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 691743)



OnTheMarket
Regulated by RICS
rightmove
www.hobbsparker.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.





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