

30a High Street Wye

#TheGardenOfEngland


"Marrying modern, stylish interiors with classic period character in a sought-after village setting, this property offers the best of both worlds".







30a High Street
Wye
Ashford, Kent TN25 5AL

One of three period properties, with tremendous kerb appeal, that have undergone a complete top-to-tail restoration, both inside and to the very fabric of the building.

The result is a characterful home that now offers contemporary style and modern convenience throughout.

Accommodation
- Entrance to front
- Large living room with 3 sash windows
- Open plan kitchen/diner with bifold doors to garden
- Utility room leading to cloakroom w/c
- Three double bedrooms • Family bathroom
- En-suite • Private garden • Basement – storage room

Communications
- Wye Village – immediate vicinity
- Wye Station – immediate vicinity
- Ashford/International Railway Station – 4 miles
- Canterbury - 12 miles

The Home

The accommodation has been thoughtfully designed with a sociable open-plan kitchen/diner at the rear, leading to a practical utility room and cloakroom/WC. Bi-fold doors provide direct access to the garden, which makes the space perfect for entertaining.

To the front, a sizeable living room is filled with natural light, courtesy of three elegant sash windows.

Upstairs, three double bedrooms are served by two exquisite bathrooms. Throughout the home, attention to detail is evident: bespoke joinery, cathedral-style radiators, solid oak herringbone flooring, and lovingly restored sash windows all showcase the quality of the renovation, blending modern comfort with period character.

Situation

Wye is a charming village nestled on the edge of the North Downs, offering a range of local amenities, excellent schools, and a well-connected railway station. The village is particularly popular with commuters, thanks to its proximity to Ashford International Station, where the High Speed Rail service provides a direct route to London St Pancras in just 37 minutes.

For those traveling by road, Wye benefits from good access to Ashford via the A20, and to Canterbury via the A28. Ashford Town, located just a short drive away, boasts a wider selection of shopping and leisure options, including the Mc Arthur Glen Designer Outlet, Waitrose, and a variety of private and grammar schools.

The historic city of Canterbury, approximately 12 miles to the north, offers further shopping, cultural attractions, and educational opportunities, including the University of Kent, as well as world-renowned landmarks such as Canterbury Cathedral.

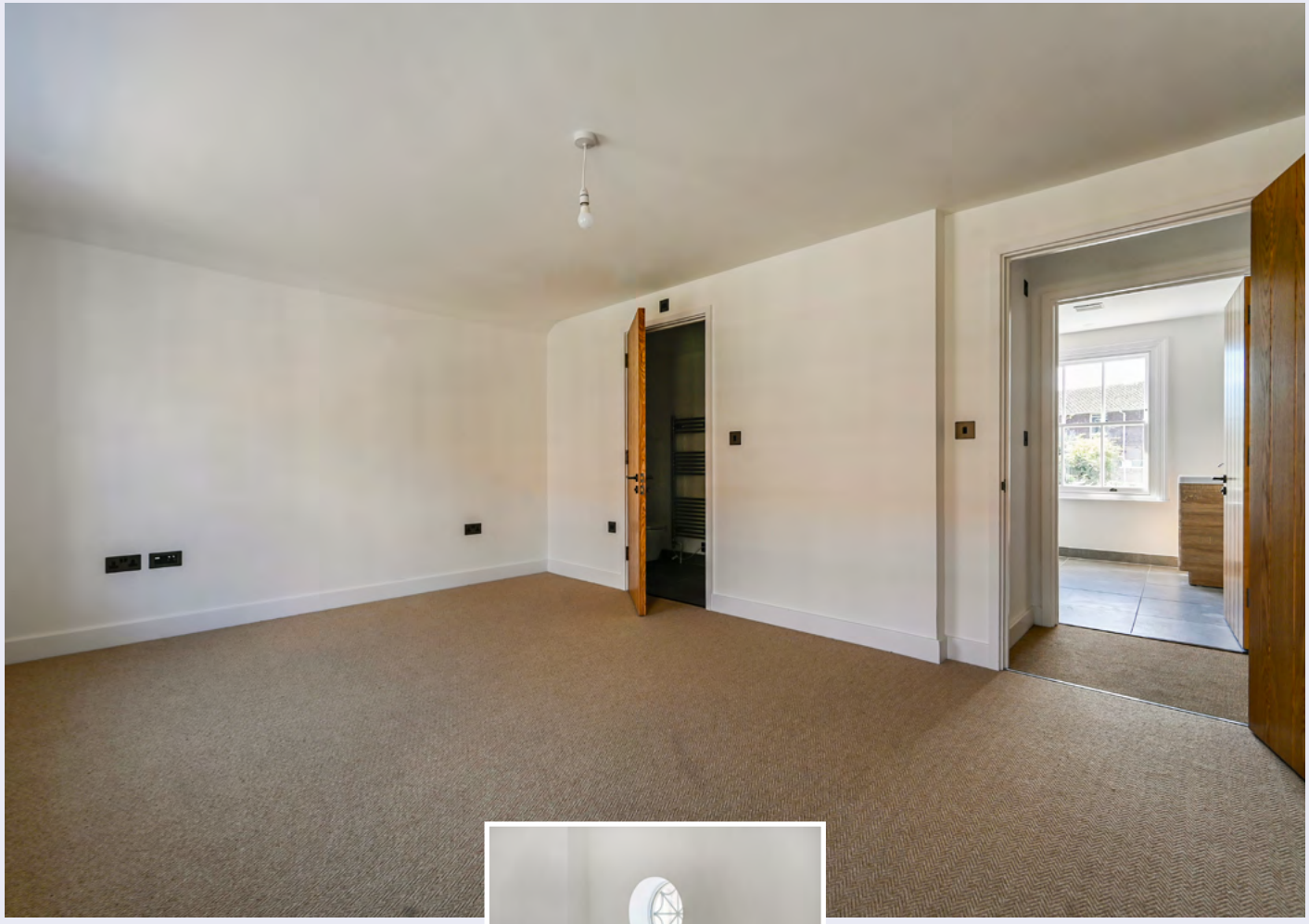
Outdoor enthusiasts will also appreciate the picturesque walks available across the surrounding North Downs, including the scenic Wye Crown viewpoint, offering stunning views of the Kent countryside.

With its combination of excellent transport links, local services, and access to beautiful natural surroundings, Wye is an ideal location for both families and professionals alike.

















Additional information

- Mains drainage
- Mains electricity
- Mains gas fired central heating
- Council Tax (existing property)* – TBC
- Tenure* – Freehold
- Listing – The property is Grade II listed.
- Flood Risk* - Low
- Broadband* – Yes – Superfast available
- Mobile Signal Coverage* – Yes (OfCom)

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

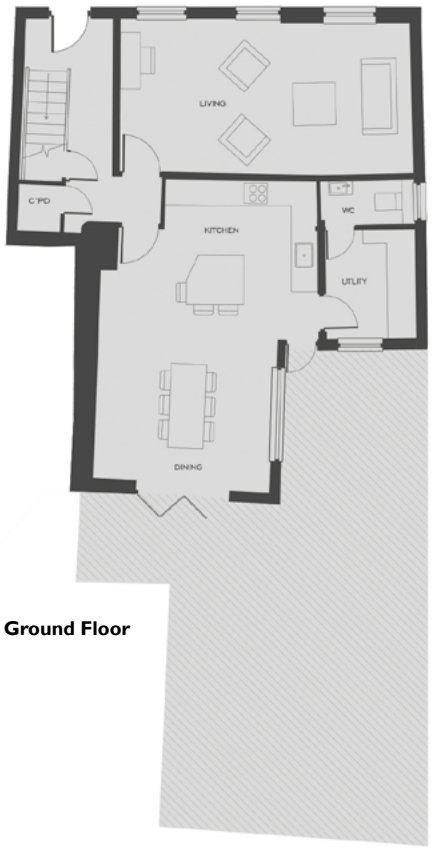
Directions

Sat Nav TN25 5AL

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

https://w3w.co/helps.prelude.unclaimed

V10671

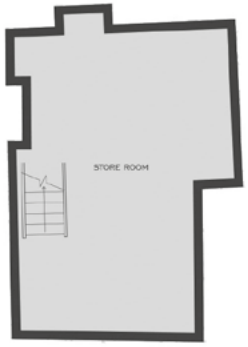


Ground Floor



First Floor

KEY DIMENSIONS	M²	FT²
Sleep Area – 3 bedrooms	44	474
Living Area	26	280
Kitchen/Dining Area	32	344
Overall Area	**169**	**1819**



Basement





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.

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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.

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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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