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Country Houses

Withersdane Cottage Wye

DISTINCTIVE COUNTRY PROPERTY



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Withersdane Cottage

Wye, Ashford, Kent TN25 5DL

"A particularly appealing opportunity to enjoy the best of country living within easy reach of Wye."

Greg Wood, Director

A particularly handsome detached cottage, quietly positioned along a country lane on the outskirts of Wye, with beautifully established gardens of around a third of an acre, excellent parking and a collection of charmingly proportioned reception rooms.



Summary

Withersdane Cottage occupies a wonderfully peaceful position along Withersdane Lane, a small and unspoilt lane on the edge of one of Kent's most sought-after villages. Here, the surrounding countryside feels reassuringly close, yet the village centre remains within comfortable walking distance, with its well-regarded schools, pubs, doctors surgery and railway station providing connections to Canterbury and Ashford International.

The cottage has been thoughtfully maintained over the years and is presented in excellent order, with an appealing combination of traditional materials and comfortable, well-arranged accommodation. Its mellow red brick elevations, Kent peg-tiled roof and oak-framed entrance porch give the house a timeless character; while the ground floor has been extended to create a generous and versatile arrangement of living spaces.

Inside, a welcoming hallway leads through to the sitting room, a particularly inviting space centred around a wood-burning stove, with views and access to the garden.

A further reception room offers flexibility as study, the kitchen enjoys a further log burning stove, while the kitchen is well proportioned and complemented by a useful adjoining utility room, with convenient access outside.

Upstairs, three bedrooms are served by a modern family bathroom. The outlook is especially pleasing, with far-reaching views across the neighbouring farmland towards the distinctive chalk escarpment of the North Downs, including the celebrated Wye Crown.

The gardens are a notable feature of the property, extending to approximately one third of an acre and providing an appealing degree of privacy.

A generous brick-paved and sand stone terrace offers a natural setting for outdoor dining and entertaining, while mature trees, established borders and well-stocked beds bring colour and interest throughout the seasons.

A magnificent beech tree takes centre stage, lending the garden a sense of maturity and providing welcome shelter and shade during the warmer months.

Practicality has been equally well considered.

A detached double garage sits to the side of the cottage, with a further single garage positioned within the rear garden, also accessible by car if required. Together with the generous driveway parking, these provide excellent provision for vehicles, storage and hobbies.





Additional Information

Services

Mains services are connected

Heating – Oil fired central heating

Council Tax (existing property) – Band F

Tenure – Freehold

Flood Risk – Very Low

Broadband – Yes – Superfast available

Mobile Signal Coverage – Yes

Data is from 'Sprift' via On The Market.

Directions

SatNav - Postcode: TN25 5DL

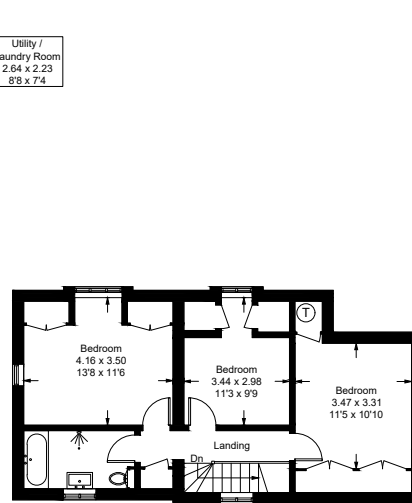
Alternatively, please use the What Three Words website for pin point accuracy.

<https://w3w.co/differ.fakes.inclines>

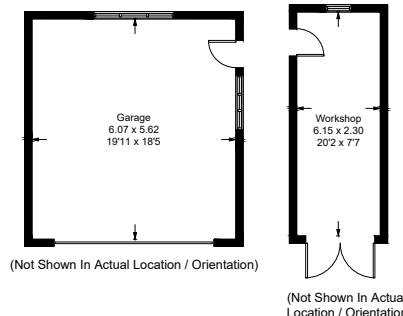
Withersdane Cottage, Withersdane, Wye, Ashford



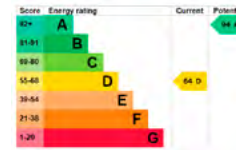
Ground Floor - 93.8 sq m / 1010 sq ft



First Floor - 52.9 sq m / 569 sq ft



Outbuildings



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft
Outbuildings = 53.2 sq m / 573 sq ft
Total = 199.9 sq m / 2152 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. (ID1340717)
www.bardenvisuals.co.uk



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.

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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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