

hobbs parker

The Villages

8 Scotton Street Wye

#TheGardenOfEngland











8 Scotton Street

Wye

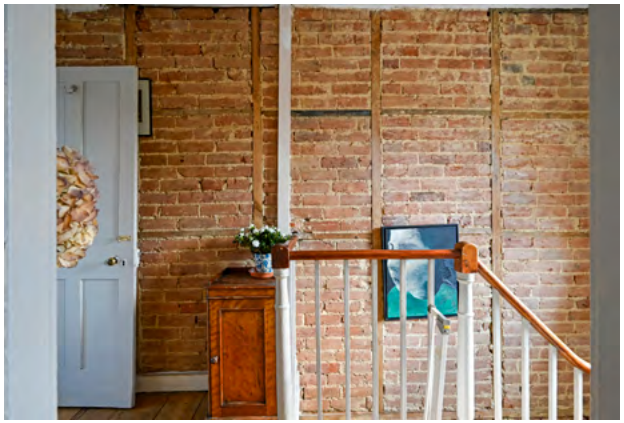
Ashford, Kent TN25 5BZ

A charming period cottage showcasing a range of original features, complemented by an appealing open-plan reception space.

The property offers two double bedrooms, two bathrooms, and a delightful garden complete with a modern garden room installation.

Ideally located within walking distance of the village train station.

Valuers Comment:
"The addition of a contemporary garden room provides valuable and versatile extra space".



Location

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

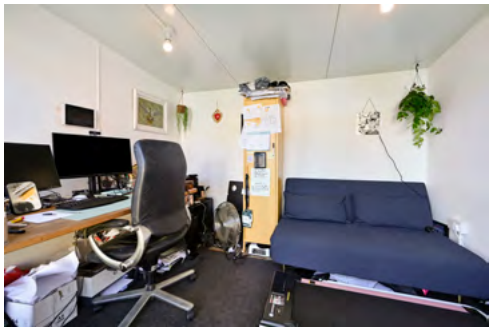
Services – Mains power and water
Heating – Gas central heating
Drainage – Mains
Tenure – Freehold
Council Tax* – Band C
Flood Risk* – Very Low
Broadband* – Yes, Superfast available
Mobile Signal* – Yes
** Data provided by 'OnTheMarket.com' Via 'Sprift'.*

Directions

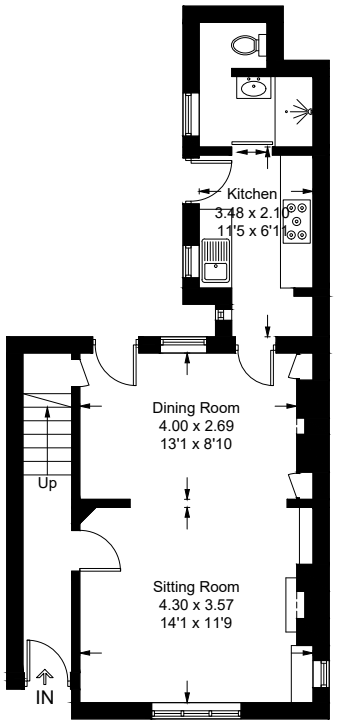
Sat Nav TN25 5BZ

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

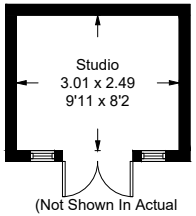
https://w3w.co/ordeals.pull.globe V10751



8 Scotton Street, Wye, Ashford

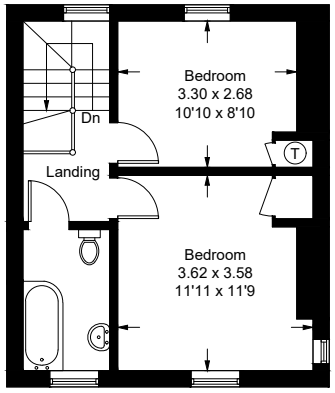


Ground Floor - 45.5 sq m / 490 sq ft

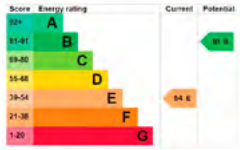


(Not Shown In Actual Location / Orientation)

Outbuilding



First Floor - 34.5 sq m / 371 sq ft



Approximate Gross Internal Area = 80.0 sq m / 861 sq ft
Outbuilding = 7.5 sq m / 81 sq ft
Total = 87.5 sq m / 942 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. (ID1288080)
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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.

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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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