












79 Bridge Street, Wye, Kent



## A fine Grade II listed property located in a highly convenient North Downs village

A detached 18th century double-fronted family home, sensitively combining features including casement and sash glazing with quality fixtures and fittings and neutral décor to provide an elegant, practical family and entertaining space. Located at the heart of a Downland village, the house is within striking distance of comprehensive local amenities and the mainline station.

|  |  |   |
|--|--|---|
|  <b>2 RECEPTION ROOMS</b> |  <b>2 BEDROOMS</b>  |  <b>1 BATHROOM</b>           |
|  <b>GARAGE/ OUTSIDE</b>   |  <b>GARDEN</b>      |  <b>FREEHOLD</b>             |
|  <b>RURAL/ VILLAGE</b>    |  <b>1,286 SQ FT</b> |  <b>GUIDE PRICE £550,000</b> |



### The property

Dating from the 18th century, 79 Bridge Street is an attractive, painted brick, double-fronted family home offering almost 1,300 sq ft of light-filled and flexible accommodation arranged predominantly over two floors. The property sensitively combines period features, including casement and sash windows, with modern amenities and neutral décor throughout - creating an elegant yet practical space for family life and entertaining.

As is usual in properties of this age, the front door opens into a small entrance hallway. To the left is a sitting room with feature exposed brick fireplace with wood-burning stove and to the right is a wooden-floored dining/reception room with a walk-in storage area and an exposed brick chimney breast incorporating a feature fireplace with wood-burning stove.

Opening off the dining/reception room, the rear aspect galley kitchen has exposed wooden flooring and is fitted with a range of modern wall and base

units with wooden work surfaces; there is a Belfast sink and modern integrated appliances. A door from here opens to a neighbouring rear porch/boiler room with a further door to the rear terrace.

The first floor offers a generous principal bedroom and an additional double bedroom with a cast iron fireplace. A contemporary bathroom adjoins the principal bedroom and includes exposed wooden flooring, twin sinks, a freestanding rolltop bath and a separate shower cubicle.

A cast iron spiral staircase rises from the principal bedroom to an L-shaped, vaulted second floor room with useful eaves storage, suitable for a variety of uses including as a dressing room or office, if desired.





## Outside

Having plenty of kerb appeal, the property is approached direct from the pavement through a panelled front door and over a tarmac side driveway, which provides private parking and gives access to the detached garage. The garage has an internal door to the rear terrace.

A screened wrought iron pedestrian gate adjoining the garage opens to an enclosed rear garden which is laid mainly to raised level lawn bordered by well-stocked flower and shrub beds. There is a useful garden room/store and a neighbouring paved terrace, both overlooking the lawn. A separate paved rear terrace can be accessed from the rear porch/boiler room. The whole is screened by mature hedging and is ideal for entertaining and al fresco dining.

## Location

Located on the Great Stour in the Kent Downs National Landscape, historic Wye village has a church, village hall, library, Post Office, local shopping, a Co-op, pharmacy, vet, cafés, restaurants, pubs, a recreation ground, primary and secondary schooling, hair salons, fitness centres and sporting clubs, all overlooked by the Wye Downs, the North Downs Way, Cantii Way and National Cycle Route 18.

Willesborough, Ashford, Canterbury, Folkestone and Maidstone all provide comprehensive shopping, medical, educational, leisure and sporting amenities.

Communications links are excellent: the A28, M20, A20 and M2 link to major regional centres and the motorway network, and Wye station (0.2 mile) offers mainline services to Canterbury and Ashford. High Speed rail services from Ashford International reach London St Pancras from around 37 minutes, linking to Eurostar services. The area also has good access to the Continent via Eurotunnel and the Port of Dover.

## Distances

- Willesborough 4.7 miles
- Ashford 5.2 miles
- Canterbury 11.6 miles
- Folkestone/Eurotunnel 17.8 miles
- Maidstone 23.9 miles
- Port of Dover 24.3 miles

## Nearby Stations

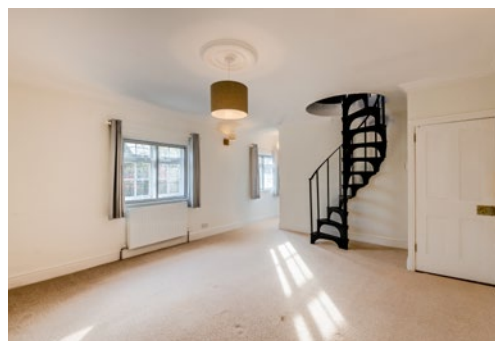
- Wye
- Ashford International
- Canterbury East/West

## Key Locations

- Wye National Nature Reserve
- Brook Rural Museum
- Ashford Museum
- Chilham Castle
- Leeds Castle
- Canterbury Cathedral
- The Beaney House of Art & Knowledge
- Port Lympne Reserve

## Nearby Schools

- Lady Joanna Thornhill Endowed Primary
- Highworth Grammar School
- Kent College
- Spring Grove School
- Ashford School
- Cornfields School





## Floorplans

Main House internal area 1,286 sq ft (119 sq m)  
Garage internal area 176 sq ft (16 sq m)  
Garden Room/Store internal area 84 sq ft (8 sq m)  
Total internal area 1,546 sq ft (144 sq m)

For identification purposes only.

## Directions

TN25 5ED

what3words: ///robes.cook.november - brings you to the property

## General

**Local Authority:** Ashford Borough Council

**Services:** All mains services; gas central heating

**Mobile coverage/broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Council Tax:** Band E

**EPC Rating:** D

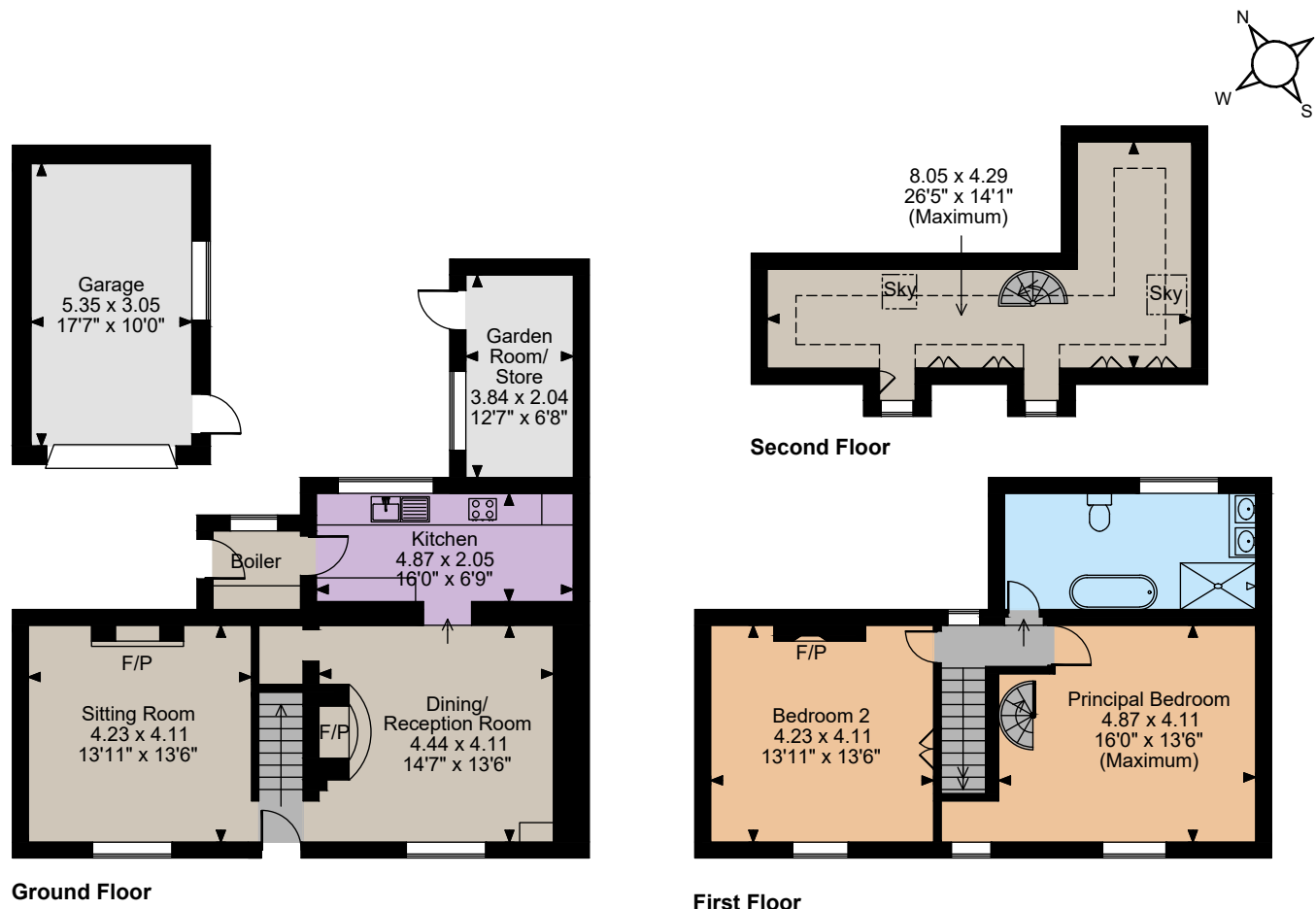
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

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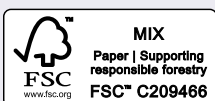


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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