



Old Swan House, Bridge Street, Wye, Kent

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Old Swan House

134-138 Bridge Street, Wye, Kent TN25 5DP

A beautiful and historic Grade II* listed village house with exquisite period detailing and flexible accommodation

M20 (Junction 9) 4.5 miles, Ashford International station 4.9 miles (London St Pancras from 36 minutes via High Speed link), Canterbury 11 miles

Drawing room | Sitting room | Office | Kitchen/breakfast room | Utility | Secondary kitchen Laundry | Cloakroom | Principal bedroom with en suite bathroom | 5 Further bedrooms 3 Further bathrooms

Garden | Parking area | EPC rating E

The property

Old Swan House is a fascinating property in the heart of sought after Wye. Listed Grade II*, it is amongst the most interesting and historically important buildings in the village, which is full of pretty period properties and provides an attractive setting.

Dating from the 15th century, the building range of which Old Swan House forms the major part, evolved over the following centuries becoming four cottages in the 18th century. Its Georgianised façade fronts an impressive home, full of wonderful honey-coloured beams and interesting features. The current owners have enjoyed bringing the property together and restoring it as a substantial family house with flexible secondary accommodation.

The front door opens to a long hall off which a study provides a peaceful work space, with a laundry room and cloakroom beyond providing access to the garden. Across the front of the house is a spectacular drawing room having a tall ceiling with finely moulded beams and

preserved mullion windows, giving fascinating insight to the building's past appearance. A brick inglenook fireplace sits to one end and large sash windows flood the room with light.

To the back of the house the kitchen/breakfast room, with Tudor Rose ceiling boss, has ample space for a table; a useful utility room, with brick floor and a back door, sits adjacent.

To the north-west end of the house is a charming sitting room set off a hall with a door leading to the drive. There is also a secondary kitchen and a further bathroom on the ground floor. Whilst access to this internally is currently at first floor level, via Bedroom 3, there is planning consent (REF:01/01395/AS) in place to create a door through from the utility to the second kitchen should the new owner wish to fully incorporate this into everyday use within the main house. Otherwise this end of the house can provide a self-contained one-bedroom cottage.

A carved oak staircase rises to the first floor landing. Four generous bedrooms all possess their own character, with a pretty Georgian panelled room to the rear and exposed timber framing in the rooms to the front. Two family bathrooms provide generous facilities.

Stairs rise to the second floor arriving at a bedroom known as the 'jockey room' room, owing to it once having a view to the racecourse. Today it has a wonderful street view and to the countryside beyond Wye. An interconnecting door leads to the breathtaking principal bedroom. Open to the eaves this cathedral-like space further showcases the fascinating evolution of the building with its altered roof structure to allow for the creation of the Georgian façade. This beautiful room could be used as a peaceful study or a games room and has a bathroom adjacent. A further staircase maintains independent access to the two rooms, though the entire floor could be given over to a superb principal suite if desired.

















Outside

Behind the house is a sheltered, south-facing terrace. A central path leads down the garden with lawn on either side. There are a number of sheds.

To the side of the house wrought iron gates open to a secluded parking area bounded by mature beech hedging.

Location

The charming and idyllic Kentish village of Wye is set in the stunning countryside of the Kent Downs Area of Outstanding Natural Beauty, while also being conveniently positioned for the busy and vibrant town of Ashford and superb road and rail connections. There are well regarded schools, including Lady Joanna Thornhill and Spring Grove primary schools and Wye secondary school.

The village has a number of listed buildings and a strong sense of community, offering a number of independent shops, pubs, cafés, dentist, doctors, pharmacy, post office, and a Co-op, while other necessary amenities are within easy reach in Ashford or Canterbury.

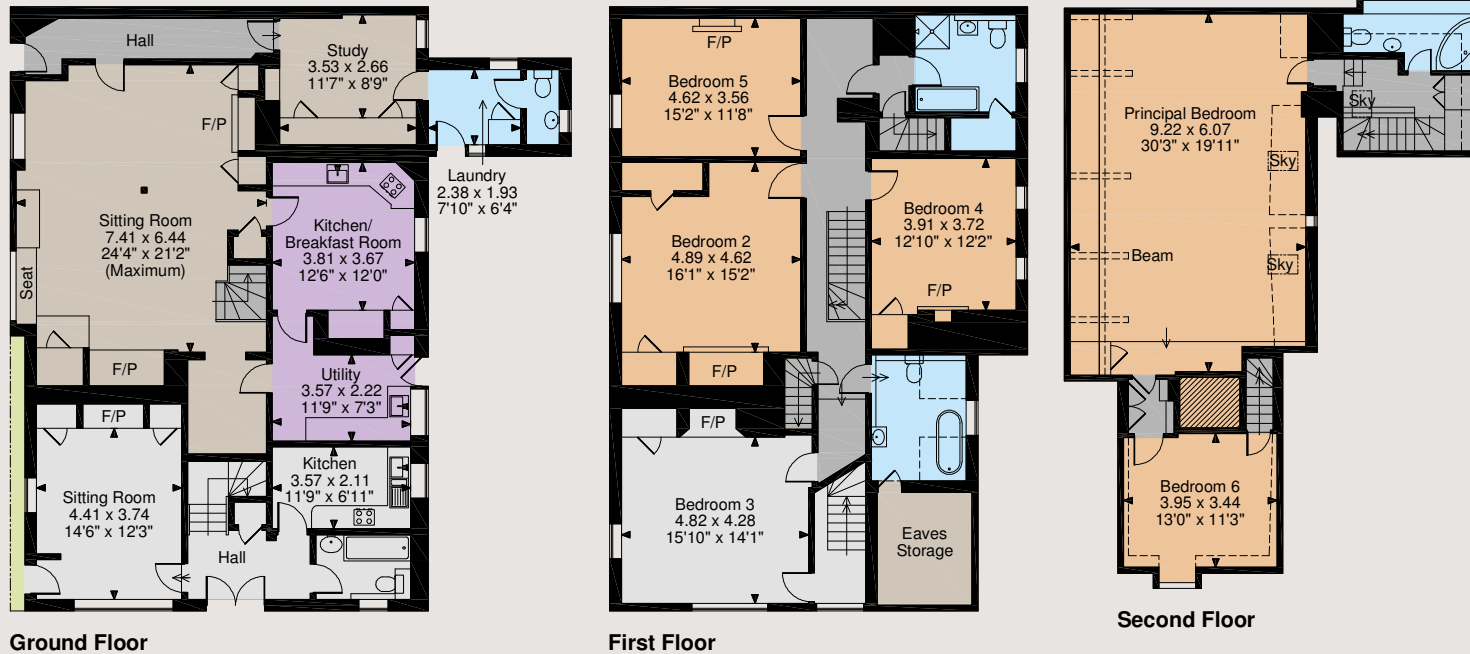
Ashford is a fine shopping destination, and also has a number of larger supermarkets. There are several Ofsted Outstanding-rated state schools in the Ashford area, including Highworth Grammar School, plus the independent Ashford School.

The M20 is close by and Wye mainline station offers direct services to London St Pancras via Ashford International (from 51 minutes). The area has good access to Continental Europe via Eurotunnel and the Port of Dover.





Bridge Street, Wye, Kent
Internal area 3,814 sq ft (354 sq m)



Directions

TN25 5DP

What3Words: ///focus.classics.rewrites brings you to the property

General

Local Authority: Ashford Borough Council

Services: All mains services; heating via combination boiler with radiators and electric storage heaters.

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

Planning: Prospective purchasers should make their own enquiries of Ashford Borough Council.

Tenure: Freehold

Guide Price: £875,000

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

□□□□ Denotes restricted head height

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Canterbury

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

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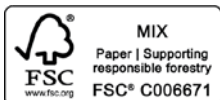
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