



2 College Mews, High Street, Wye

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2 College Mews High Street Wye TN25 5AL

A brand new and superbly presented semi-detached property with attractive gardens, in the centre of Wye

Wye station 0.5 miles (London St Pancras from 49 minutes), Ashford International 5.1 miles (London St Pancras from 36 minutes), M20 (Junction 9) 5.3 miles, Canterbury 11 miles

Living Room | Kitchen/dining room
3 Bedrooms | En suite | Bathroom | Cloakroom
Off street parking | 10 year warranty | PEA
Rating B

The property

2 College Mews is a newly built, delightful, and spacious home which forms part of the new Mews development with a total of six houses and part of the Wye College Collection.

The beautifully designed open plan kitchen/dining room is a real feature of the house with shaker style units, integrated Bosch appliances, butler sink, quartz worksurface with breakfast bar, engineered oak floors and double doors lead from the dual aspect breakfast area to the south-east facing rear garden.

The charming living room enjoys a front aspect bay window and feature fireplace.

On the first floor is the principal bedroom with contemporary en suite shower room. Two further bedrooms are serviced by a family bathroom.

Outside

2 College Mews is approached via a brick paved driveway providing parking for two vehicles. The gardens are mainly laid to lawn. A large terrace runs across the rear of the house providing additional entertaining space.

Location

Picturesque Wye sits on the edge of the beautiful Kent Downs AONB. The village, with it's excellent range of shops and schools, is around 11 miles from Canterbury and 5.4 miles from Ashford, which offers an extensive array of amenities, shopping facilities and eateries, together with the Ashford Designer Outlet.

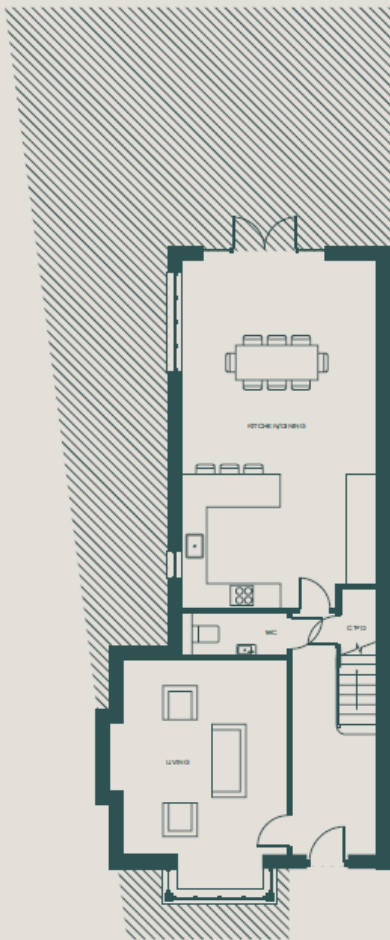
There are several well-regarded schools nearby, including Wye School, Spring Grove School and The King's School, Canterbury.

Road links are excellent with the M20 close by. Ashford International provides High Speed services to London St Pancras from around 36 minutes.

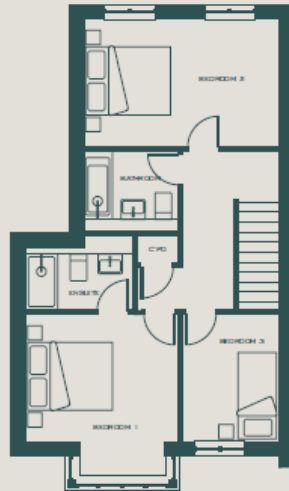




<u>KEY DIMENSIONS</u>	<u>M²</u>	<u>FT²</u>	<u>FLOORS</u>
Sleep Area – 3 bedrooms	36	4521	Ground & First
Living Area	21	226	
Kitchen/Dining Area	41	441	
Overall Area	138	1485	



GROUND FLOOR



FIRST FLOOR

Directions

From M20 (Junction 9): Exit to Ashford/A20 and continue to follow signs to the A251 for 2.4 miles before turning right onto Wye Road. After 0.8 mile, turn right onto Canterbury Road (A28) then left onto Harville Road. After passing over the railway line follow the road round to the left into the village. Pass the church and you'll find College Mews on your right, opposite Wye College.

General

Local Authority: Ashford Borough Council
Services: Mains water, electricity and drainage, Air source heat pump.
Warranty: 10 year Advantage
Council Tax: TBC
Service Charge: Estimated. £220 PA
Tenure: Freehold
Guide Price: £695,000

Kent New Homes

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

01227 473706

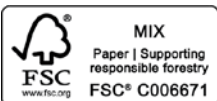
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