



Middlefield Lodge, Olantigh Road, Wye, Kent

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# Middlefield Lodge

## Olantigh Road, Wye, Kent TN25 5EP

A modern detached family home with annexe, beautifully tucked-away on the edge of Wye village with scenic North Downs views

Wye station 0.8 miles (London St Pancras from 49 minutes), Ashford International 5.4 miles (London St Pancras from 36 minutes), M20 (Junction 9) 5.6 miles, Canterbury 11 miles

Covered porch | Reception hall | Sitting room  
Dining room | Study | Kitchen/breakfast/family room | Games room | Utility | 2 Cloakrooms  
Principal bedroom with en suite shower room and sauna | 4 Further bedrooms (1 en suite)  
Family bathroom | Double garage with annexe room over | Garden | Summer house | EPC rating C | About 0.3 of an acre

### The property

Middlefield Lodge is a generous contemporary home nestled in a charming lightly wooded setting with superb views over the North Downs. The property benefits from a large double garage with annexe room, and mature boundaries provide high levels of privacy. Wye is arguably the best village in East Kent and detached houses of this stature are a rarity.

The storm porch opens to a bright and welcoming reception hall with a turned stairway and a cloakroom. From here, double doors open to the expansive 21 ft dual-aspect sitting room with its brick fireplace, log-burning stove and French doors to the rear terrace. A useful study and a formal dining room are also accessed from the main hall.

The accommodation flows into the sociable open-plan living space which comprises a cosy family room and kitchen/breakfast area which enjoy striking North Downs views from wide bi-folding glazed doors. The kitchen features

a range of wall and base cabinetry and a large central island with inset sink and breakfast bar, along with various integrated appliances. There is also a cloakroom, utility room and an adaptable games room leading to the garage and annexe room.

The first floor has a generous landing and is home to five well-proportioned bedrooms with a range of bespoke fitted wardrobes. The principal bedroom has a luxury en suite shower room with a sauna, and an additional bedroom also benefits from an en suite shower room. There is also a family bathroom.

### Outside

The property is approached via a sweeping brick-laid driveway flanked with formal lawns, tall trees and shrubs, giving access to the attached double garage with annexe room.

The substantial rear plot benefits from decked and paved terraces followed by established landscaped garden with an abundance of lush lawns, mature herbaceous borders, a walkway with pergola. The views over the North Downs are hugely impressive and can be enjoyed from all parts of the garden, particularly the summer house with decked verandah – a perfect spot to unwind and take in the sunset.

### Location

Picturesque Wye sits on the edge of the beautiful Kent Downs AONB. The village, with its 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. The area has good access to the Continent.

















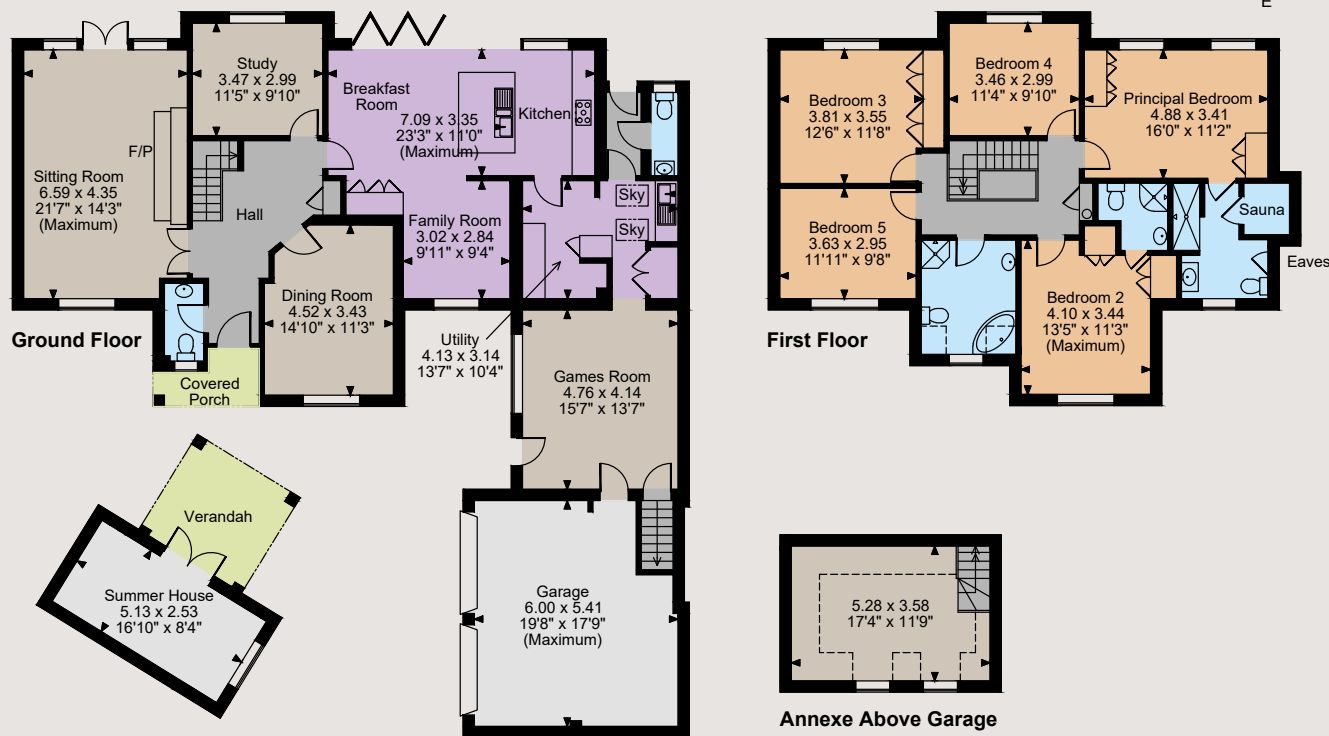








Middlefield Lodge, Olantigh Road, Wye  
 Main House internal area 2,666 sq ft (248 sq m)  
 Garage internal area 324 sq ft (30 sq m)  
 Summer House internal area 140 sq ft (13 sq m)  
 Annexe above Garage internal area 115 sq ft (11 sq m)  
 Total internal area 3,245 sq ft (302 sq m)  
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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## 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. Turn left onto Olantigh Road, where the property will be found on the left.

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## General

**Local Authority:** Ashford Borough Council

**Services:** Mains electricity, gas and water.

Private drainage (details of system to be confirmed). Gas heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,585,000

## Canterbury

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