



Newport Lodge, Oxenturn Road, Wye, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Newport Lodge

45 Oxenturn Road, Wye, Kent TN25 5AY

Idyllic village living in a fine double-fronted Victorian home

M20 (Junction 10) 5 miles, Ashford and Ashford International station 5.3 miles (London St Pancras from 36 minutes), Canterbury 11.5 miles, Eurotunnel Terminal 16 miles, Central London 62.8 miles

Reception hall | Drawing room | Sitting room
Dining room | Kitchen/breakfast room | Utility
Cloakroom | Principal bedroom with en suite bathroom and balcony | 3 Further bedrooms
Self-contained floor above garage for bedroom 5/games room/annexe with kitchenette and shower room | Study/annexe bedroom | Family bathroom | Double garage | Garden | Swimming pool | Summer house | Shed | EPC rating D

About 0.5 of an acre

The property

Newport Lodge is one of the best village houses in Wye. A rarity for the village, this double-fronted Victorian property offers immaculately presented accommodation nestled in beautifully curated grounds with high levels of privacy, together with an integral annexe, a swimming pool and a double garage.

The bright and spacious reception hall has a charming feature fireplace. Doors from here open to the comfortable sitting room with its bay window and fireplace as well as to the capacious dual-aspect drawing room, which also has a fireplace; two sets of French doors lead out to the terrace and garden. The formal dining room also has a bay window and French doors to the terrace.

The kitchen/breakfast room is well fitted with an array of traditional wall and floor cabinetry with

contrasting granite worktops. There are dual sinks, integrated appliances, and a central island with inset hob. There is ample space for a large table for informal dining. A useful utility room sits adjacent and a door from the kitchen leads out on to the terrace.

The first-floor accommodation is arranged off a bright landing with a window to the front. The principal suite has an en suite bathroom and two sets of French doors opening on to the balcony. Three further double bedrooms are well-served by a well-appointed family bathroom. All the bedrooms benefit from fitted wardrobes.

A peaceful study sits adjacent to the principal bedroom and an inner hallway leads from here to the 26ft bedroom 5/games room with kitchenette and shower room situated above the garage. A door from here opens to an external staircase leading down to the terrace and garden. Together with the study, this space has potential to be utilised as an integral annexe.

Outside

The property sits in beautifully presented grounds with a tarmac driveway sweeping up to the house and its attached double garage; there is a parking area in front of the house.

A charming first floor balcony looks out to the wonderful gardens with formal lawns and borders interspersed with a variety of specimen plants.

Rose trees and neatly clipped hedges adorn the front, whilst the wrap-around plot offers further expanses of manicured level lawn surrounded by mature trees.

Paved and brick-laid partially covered sun terraces offer ideal spaces for al fresco dining, together with several vibrant, formal herbaceous beds and trimmed topiary. Stepping stones lead over to the enclosed swimming pool and terrace.









Location

With its village shops and schools, the popular and picturesque village of Wye sits in the Kent Downs Area of Outstanding Natural Beauty.

The village is around 5 miles from Ashford, which offers an extensive range of amenities, shopping facilities and eateries, including the Designer Outlet. There are several well-regarded schools nearby, including Sutton Valence and Goldwyn.

Transport links are excellent, with Ashford International providing High Speed services to London St Pancras from 36 minutes and the M20 providing links to London and further afield. The area has good access to the Continent via the Port of Dover and the Eurotunnel at Folkestone.

General

Local Authority: Ashford Borough Council

Services: All mains services; gas heating

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

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,750,000





Newport Lodge, Oxenturn Road, Wye
 Main House internal area 3,477 sq ft (323 sq m)
 Garage internal area 410 sq ft (38 sq m)
 Storage Shed internal area 143 sq ft (13 sq m)
 Balcony external area = 65 sq ft (6 sq m)
 For identification purposes only.



Directions
 TN25 5AY

What3Words: ///keepers.cage.rationing brings you to the property

Canterbury
 2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700
 canterbury@struttandparker.com
 struttandparker.com

@struttandparker
 /struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2022. Particulars revised June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited