

Troy Town House Brook



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A 17th century village home nestled amongst enchanting woodland at the foot of the North Downs.

Troy Town House is a secluded rural retreat offering complete peace and tranquillity. The main house is Grade II* listed with a collection of charming rooms where Baltic pine timberwork adds warmth and character, together with a large artist studio, all set in two acres of beautiful, wooded grounds. This quintessential English landscape offers scenic rambles direct from the doorstep, including the climb up to The Devil’s Kneading Trough.

The ground floor provides a collection of inviting reception spaces. A spacious sitting room, currently also used as a music room, centres around a grand fireplace and displays substantial exposed structural timbers. Across the hall, the formal dining room offers an ideal setting for entertaining, with an original fireplace and a front-aspect window seat.

To the rear, the light-filled kitchen is fitted with classic wooden cabinetry and connects to a useful utility room and larder. A bright study and generous conservatory enjoy peaceful views across the gardens, with the conservatory creating a seamless connection between the house and its surroundings.

The first floor comprises two well-proportioned bedrooms and a family bathroom, including the principal bedroom with its en suite shower room. The second bedroom benefits from a walk-in wardrobe.

On the second floor are two further bedrooms set within the eaves, showcasing the property's exposed timbers and enjoying elevated views across the surrounding landscape. A spacious landing area between the bedrooms offers flexible accommodation and is currently used as a playroom.

The property is set within beautiful grounds, with expansive lawns, mature trees and colourful borders, and comes to life all year round with a notable daffodil display each Spring.

A gated gravel driveway provides ample parking and leads to a large, detached artist’s studio with garage. Additional outbuildings include a greenhouse and separate store, while the gardens enjoy far-reaching views across the surrounding countryside.

2,732 sq ft (254 sq m) | Freehold
4 reception rooms | 4 bedrooms and 2 bathrooms
Artist's studio with garage | Beautiful gardens | About 2 acres
Guide price £1,100,000

Location

Troy Town House enjoys a peaceful rural setting on the edge of the sought after village of Brook, nestled within the picturesque Kent Downs National Landscape. The village offers a welcoming community centred around its well regarded village hall, while nearby Wye provides everyday amenities including shops, cafés, services and a primary school.

The thriving town of Ashford, approximately four miles away, offers extensive shopping, leisure and dining facilities, together with access to Ashford International station, providing high speed rail services to London St Pancras in around 37 minutes. The historic Cathedral City of Canterbury is also within easy reach.

The area is particularly well served by schooling, with highly regarded grammar schools in Ashford and Canterbury, including The Norton Knatchbull School, Highworth Grammar School and Simon Langton Grammar Schools, while respected independent schools in the wider area include Ashford School, Spring Grove School in Wye and The King’s School Canterbury.

Road connections are excellent via the nearby M20, providing convenient access to London, the Channel Tunnel and the Kent coast.

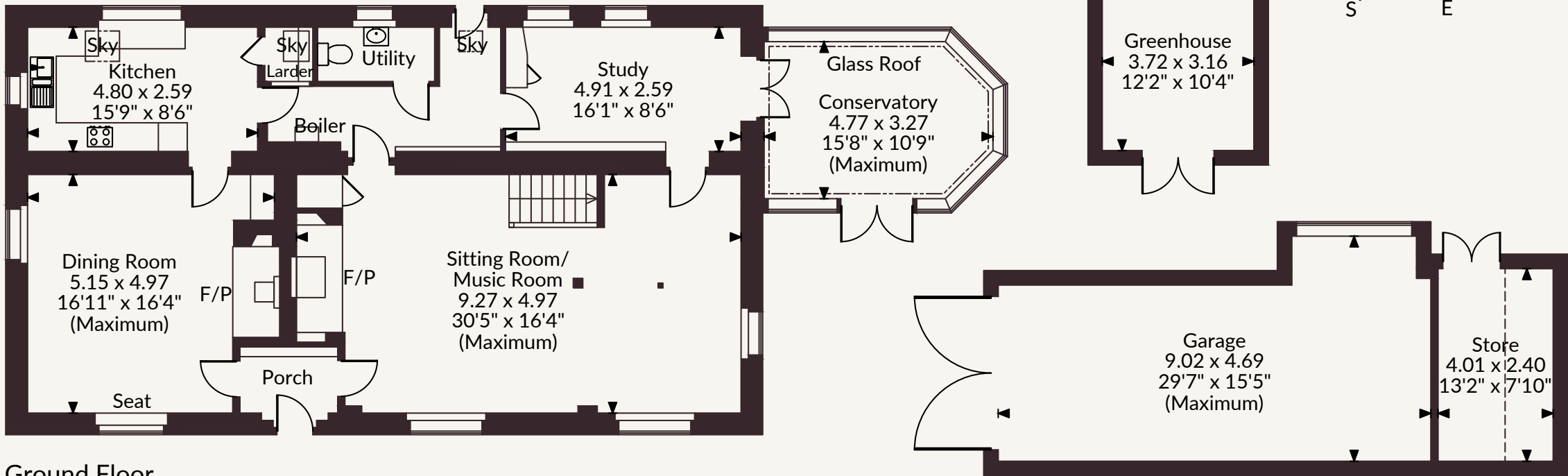
Postcode regions: TN25

General

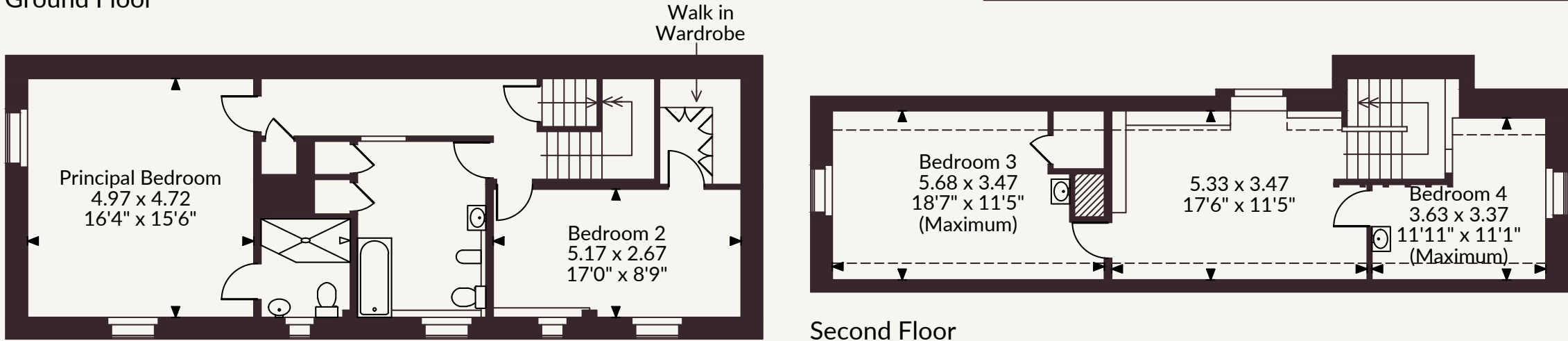
Local Authority: Ashford Borough Council
Services: Mains water and electricity. Oil heating. We understand that the private drainage at the property may not comply with the relevant regulations. Confirmation is being sought.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Troy Town House Troy Town Lane, Brook
Main House internal area 2,732 sq ft (254 sq m)
Garage internal area 452 sq ft (42 sq m)
Outbuilding internal area 127 sq ft (12 sq m)
Total internal area 3,311 sq ft (308 sq m)



Ground Floor



First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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