



49 High Street, Hythe, Kent CT21 5AD



WYNFIELD, CANTERBURY ROAD, BRABOURNE LEES

£395,000 Freehold
No Onward Chain

In a sought after village location where it occupies a generous plot, a substantial 3 bedroom detached bungalow which has been in the ownership of the same family for around 50 years. It now requires general refurbishment and updating but offers the potential to create an particularly comfortable home. EPC D



**Wynfield,
Canterbury Road, Brabourne Lees, Ashford TN25 6QP**

**Sun Room, Sitting Room, Dining Room, Snug, Kitchen, Three
Bedrooms, Bath and Shower Rooms,
Gardens to Front, Side and Rear, Ample Parking,
Detached Double Garage, Car Port**

DESCRIPTION

In a sought after village location, this substantial detached bungalow has been in the ownership of the same family for the last fifty years. Despite recent improvements, including a replacement boiler and heating system as well as haining been rewired, it is fair to say that the property does require general updating and improvement. It presents an exciting opportunity for potential purchaser to tailor a home to suit their own tastes and requirements, is considered well worthy of the expenditure required and has been priced accordingly.

The accommodation is of comfortable proportions and currently comprises three reception rooms, a kitchen, three bedrooms and a bath and shower room. There are also a couple of lean-to additions. There is scope to reconfigure and extend if additional space is required (subject to all necessary consents and approvals being obtained).

The property occupies a generous plot with gardens on all sides, a generous driveway providing ample parking, a car port and a detached double garage. Beining sold with the benefit of no onward chain.

SITUATION

Located in the heart of the village of Brabourne Lees, this property is ideally positioned within walking distance of a range of local amenities serving both Smeeth and Brabourne Lees. These include Smeeth Primary School, a village store with post office, hairdressers, local public transport links, several well-regarded pubs, and Brabourne School, which is also nearby. Smeeth and Brabourne Lees benefit from a strong sense of community, with a variety of established village groups and activities contributing to their thriving atmosphere.

The nearby market town of Ashford provides an extensive selection of supermarkets, leisure facilities, schools, a cinema and restaurant complex, as well as the Designer Outlet. The Cinque Ports Town of Hythe, approximately 5 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 4 miles), the Channel Tunnel Terminal (6 miles), the ferry port of Dover (17 miles) and Ashford International Passenger Station (6 miles).



The accommodation comprises:

SUNROOM

Entered via a Crittall door with Crittall windows to either side and set beneath a polycarbonate roof, tiled floor, timber effect composite and double glazed door to:

SITTING ROOM

Former fireplace recess, window to front looking through the sunroom, radiator, doors to snug, bathroom and:

DINING ROOM

Exposed brick and timber clad walls and ceiling, low level cabinets, window to rear overlooking the garden, two radiators, archway to kitchen, door to:

REAR PORCH

Of timber-framed and glazed construction with windows to three sides, door to garden.

KITCHEN

Range of base cupboard and drawer units, incorporating recess and plumbing for washing machine, roll-top work surfaces, inset with stainless steel sink and double drainer, four burner gas hob. Tiled splashbacks, coordinating wall cupboards, access to loft space, tiled floor, windows to front and rear, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower set within a tiled surround, wall hung washbasin, low level WC, tiled floor, shelved linen cupboard, double glazed windows to side, radiator.

SNUG

Brick built fireplace surround with tiled hearth and glazed display cabinet to side, window to sunroom, double glazed window to side, radiators, door to bedroom and inner hall.

BEDROOM

Fitted wardrobe, cupboard and dressing table, double glazed window to side, radiator.

INNER HALL

Doors to:

BEDROOM

Fitted wardrobe cupboards, access to loft space (where the gas-fired boiler is housed), double glazed window to front and side overlooking the gardens, radiator.

BEDROOM

Fitted wardrobe cupboards, double glazed window to front, radiator.

SHOWER ROOM

Low level wc, wall hung washbasin with vanity cupboard below, tiled splashback, shower area with tiled floor and Mira Sprint electric shower, window to front, extractor fan.

FRONT GARDEN

The garden to the front of the property is laid largely to lawn and incorporates a generous block-paved driveway providing off-road parking and turning for a number of vehicles and access to the detached garage. There are various shrubs and other plants including tamarisk, flowering cherry and rhododendron, outside powerpoint, outside lighting. The driveway continues past the side of the house leading to the:

DETACHED DOUBLE GARAGE

Two up and over doors to front, power and light, carport to side.

REAR GARDEN

To the rear of the house there is a paved patio area with the remainder of the garden being laid largely to lawn with various specimen trees, including a silver birch.

EPC Rating Band D

COUNCIL TAX

Band E approx. £2975.57 (2026/27) Ashford District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

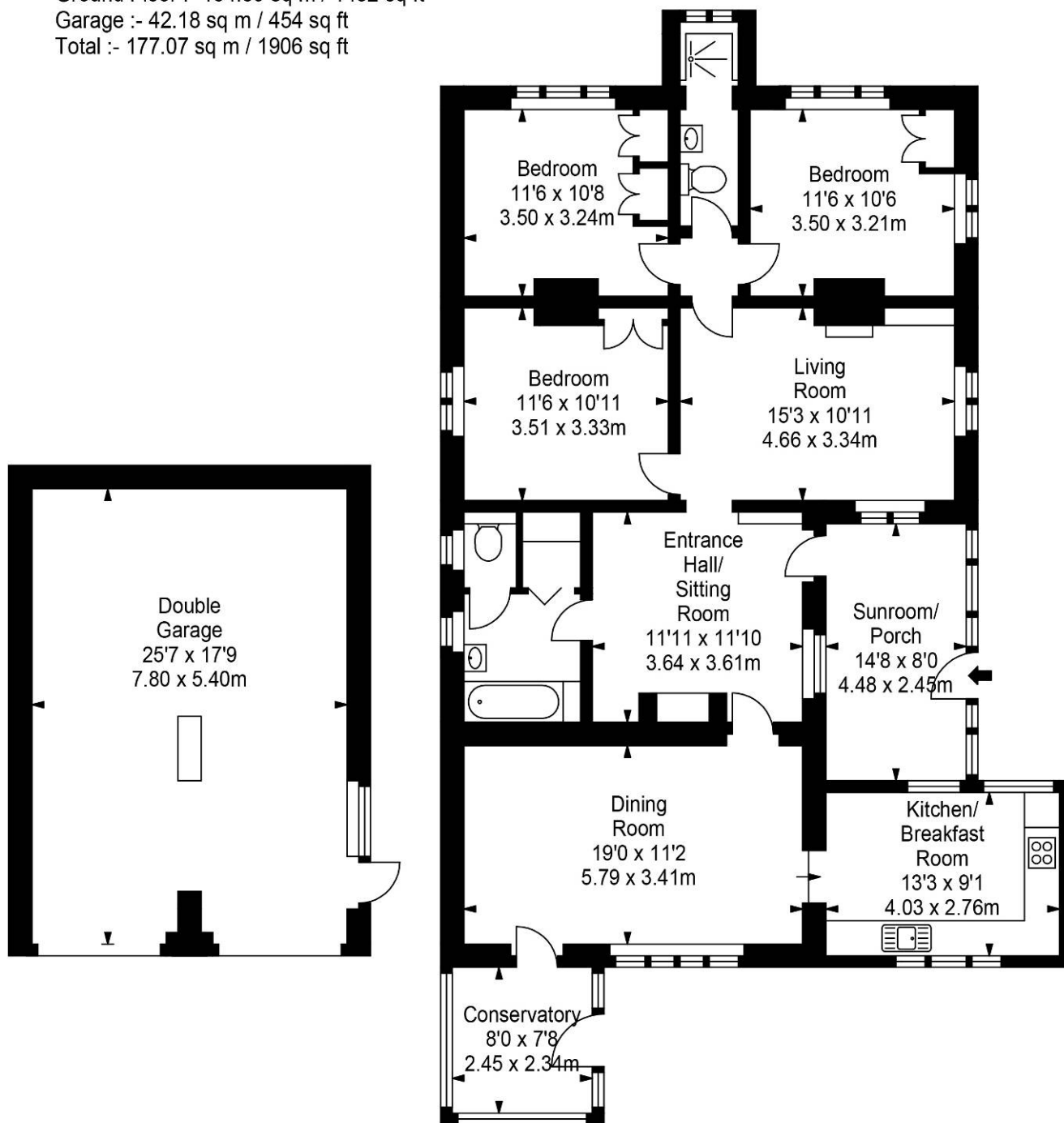
Wynfield

Approximate Gross Internal Area :-

Ground Floor :- 134.89 sq m / 1452 sq ft

Garage :- 42.18 sq m / 454 sq ft

Total :- 177.07 sq m / 1906 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com