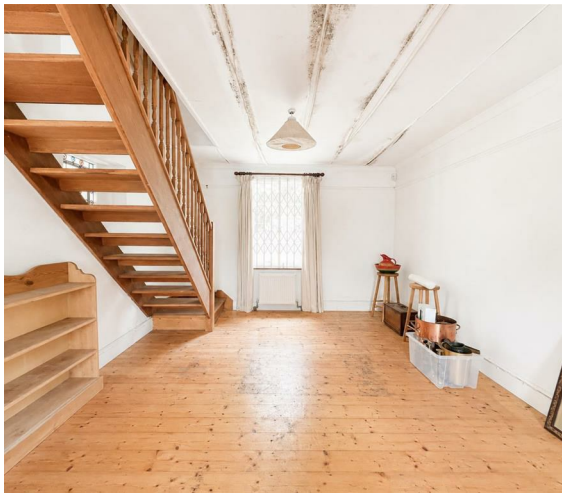
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Churchfield Way, , Wye, TN25 5EQ
Asking Price £500,000







DESCRIPTION

OPEN DAY: SATURDAY 27TH JUNE, By appointment only - No Chain, Detached Chalet Bungalow, found within the very heart of the ever-popular village of Wye, this bungalow offers a wonderfully rare opportunity to secure a detached bungalow in one of Kent's most coveted settings. Just a gentle wander from the village centre and the much-loved Tickled Trout pub, this charming home offers the perfect blend of village life, countryside surroundings and exciting future potential.

In the property market, phrases such as "potential" and "put your own stamp on it" are often overused. However, at Bridge Cottage, they couldn't be more appropriate. Offering endless possibilities for improvement and modernisation, this is a rare chance to create a bespoke home tailored entirely to your own tastes and requirements.

Set within generous, mature gardens that wrap gracefully around the property, the home enjoys a sense of space and seclusion that is increasingly difficult to find. Expanses of lawn provide the ideal backdrop for family gatherings, gardening enthusiasts or simply enjoying the tranquillity of village life, whilst an elevated garden area rewards you with far-reaching views across the surrounding landscape – a place to savour a morning coffee, an evening glass of wine, or simply watch the seasons unfold.

Inside, the accommodation is both versatile and surprisingly spacious, arranged over two floors to offer flexibility for a range of lifestyles. The ground floor provides two bedrooms and a choice of reception spaces, allowing future owners to adapt the layout to suit their needs, whether that be family living, entertaining or home working. A ground floor bathroom & rear lean-too compliment the ground floor living space. Upstairs, a thoughtfully created loft conversion offers a further bedroom, shower room and its very own sauna – an unexpected retreat at the end of a long day.

Outside - A detached double garage further enhances the property's appeal, providing excellent storage, workshop potential or secure parking. The garden is split into two sections, there is a laid to lawn section to the right hand side, offering either potential to extend STPP, or, used as a vegetable patch/lawned area. To the left, a number of steps lead you to an elevated lawn, where you'll discover glorious views and a raised summer-house, adorned with a number of mature trees & shrubs, private is an understatement up here!

Whether it's walking the surrounding countryside, enjoying the thriving village community, popping to one of the excellent local amenities, or simply soaking in the peace and beauty of the gardens and views, Bridge Cottage offers a way of life as much as a place to live.

Properties such as this are becoming increasingly difficult to find. Whilst Bridge Cottage would benefit from updating, it represents something far more valuable than a turnkey home – an opportunity. An opportunity to reimagine, redesign and create a home that reflects your own vision and lifestyle, all within one of the county's most desirable villages.

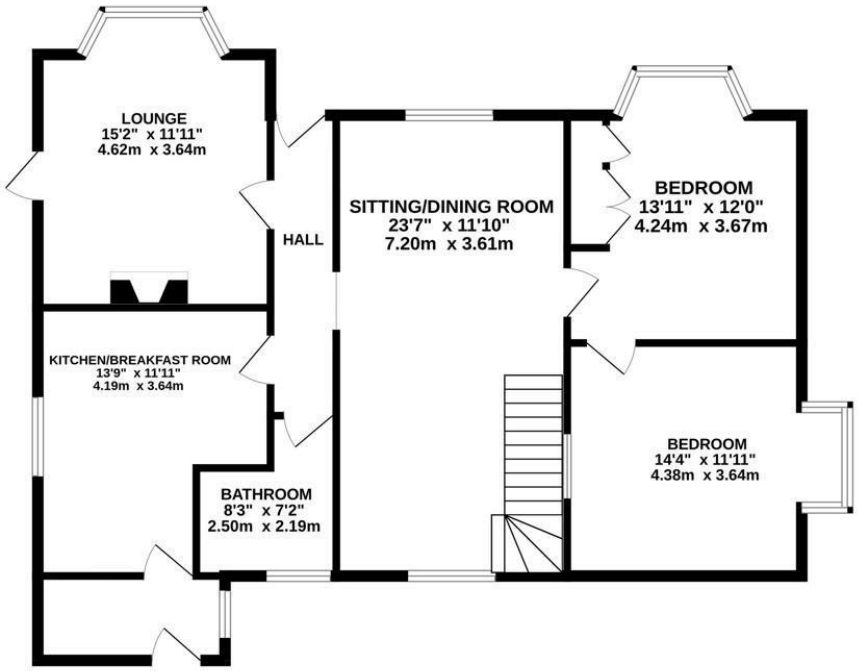
A home with character, a plot with presence, and a location that many aspire to but few achieve. Bridge Cottage could quite easily become the forever home you've been searching for. Wye is well served by a range of local shops and delightful walks, as well as the local station. The village also benefits from a Doctors Surgery and Physiotherapist Practice. There are three excellent pubs and also a fantastic coffee shop. The Lady Joanna Thornhill Primary School boasts an Outstanding grading by Ofsted and is the main feeder school to Wye Free School. Excellent private schools & Grammar Schools are also close to hand in both Ashford and Canterbury. Wider afield Ashford offers excellent recreational facilities with the Eureka Park (12 minutes) offering a selection of restaurants, including Nandos, Frankie & Benny's & Beefeater. The development also includes Bannatynes Health Club & Spa, Cineworld Multiscreen complex and Travelodge. The McArthurGlen Designer Outlet (18 minutes)

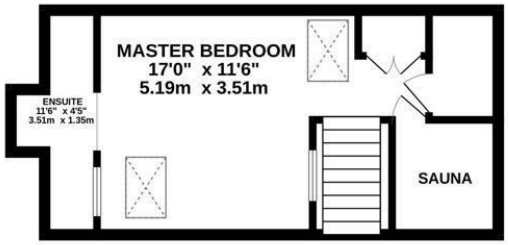
- 3 Bedroom, Detached bungalow in the heart of the highly sought-after village of Wye.
- Generous, split-level mature gardens surrounding the property, offering privacy and outdoor space.
- Flexible and deceptively spacious accommodation arranged over two floors.
- 1st floor providing an additional bedroom, shower room, and sauna room
- EPC Rating: E (48) - Council Tax Band: D
- In need of updating & modernisation throughout
- Elevated garden area with far-reaching views across the surrounding countryside.
- Two ground-floor bedrooms and versatile reception rooms suitable for a variety of lifestyles.
- Just a short walk from the village centre, local amenities, and the popular Tickled Trout pub.











TOTAL FLOOR AREA : 1315 sq.ft. (122.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

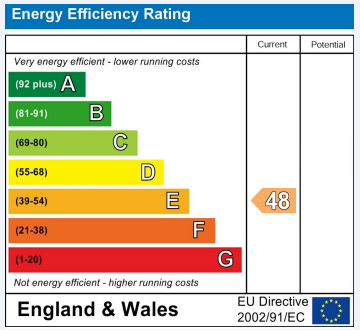
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE
Tel: 01233 613613 Email: ashford@hunters.com https://www.hunters.com

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