



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 approx. (2024/25) Ashford District Council.

### **VIEWING**

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



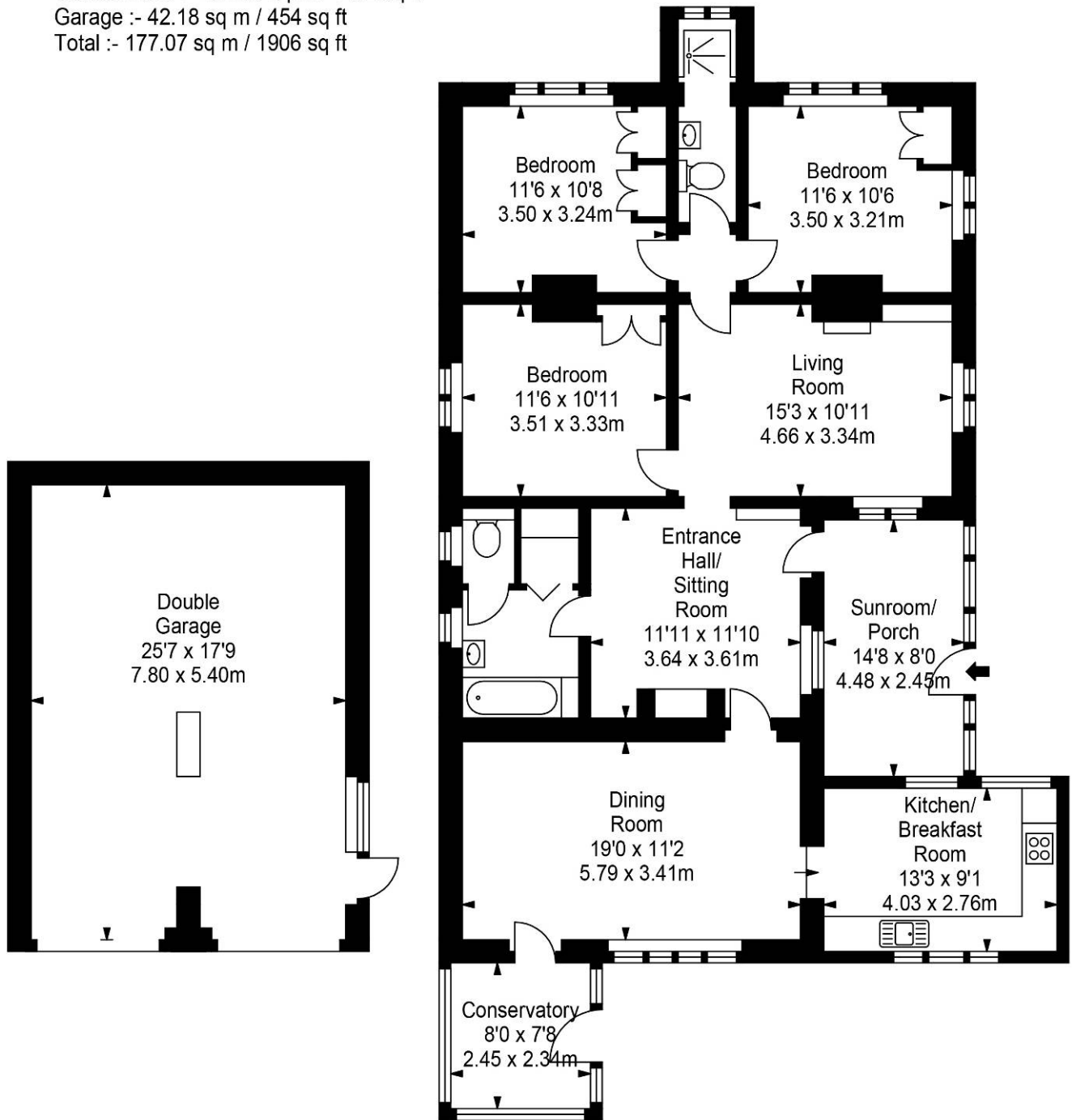




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# Wynfield

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](http://www.creativeplanettk.com)