



# Wight House, Lenacre Street, TN26 1JD

£750,000 OIEO

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*Individuality at it's finest! Set adjacent over 170 acres of the Eastwell Estate's grounds as well as Luxury Health and Spa lies this charming, sympathetically refurbished 3 bedroom chalet style home – Having been lovingly and thoughtfully improved over the years.*

*Wight House, provides for some, a lifestyle change, allowing you to seek that homely feeling, found within this peaceful rural setting whilst being a moments wander from fantastic open-green field walks found adjacent to your doorstep. Since the current vendor's ownership some 30 years ago – the house has had a full renovation - stripping it back to its original shell and transforming it into an inviting, warm family home.*

*There are a number of reasons why the vendors chose to call this place home - Perhaps it's the countryside setting, or knowing just how close you are to either Boughton Aluph or Wye – a simple drive and you can find yourself meandering around cobble stone streets in Canterbury, or wandering around the Ashford outlet - whilst the convenience of supermarkets are a simple 5 minute drive away from your doorstep.*



Wight House sits on a good-sized plot, with a front lawn, flowerbeds, and a large drive with parking for 5 cars. The entrance hall is large and very light due to design which includes floor to ceiling windows. The flooring is Brazilian slate which, with underfloor heating is both practical and warm.

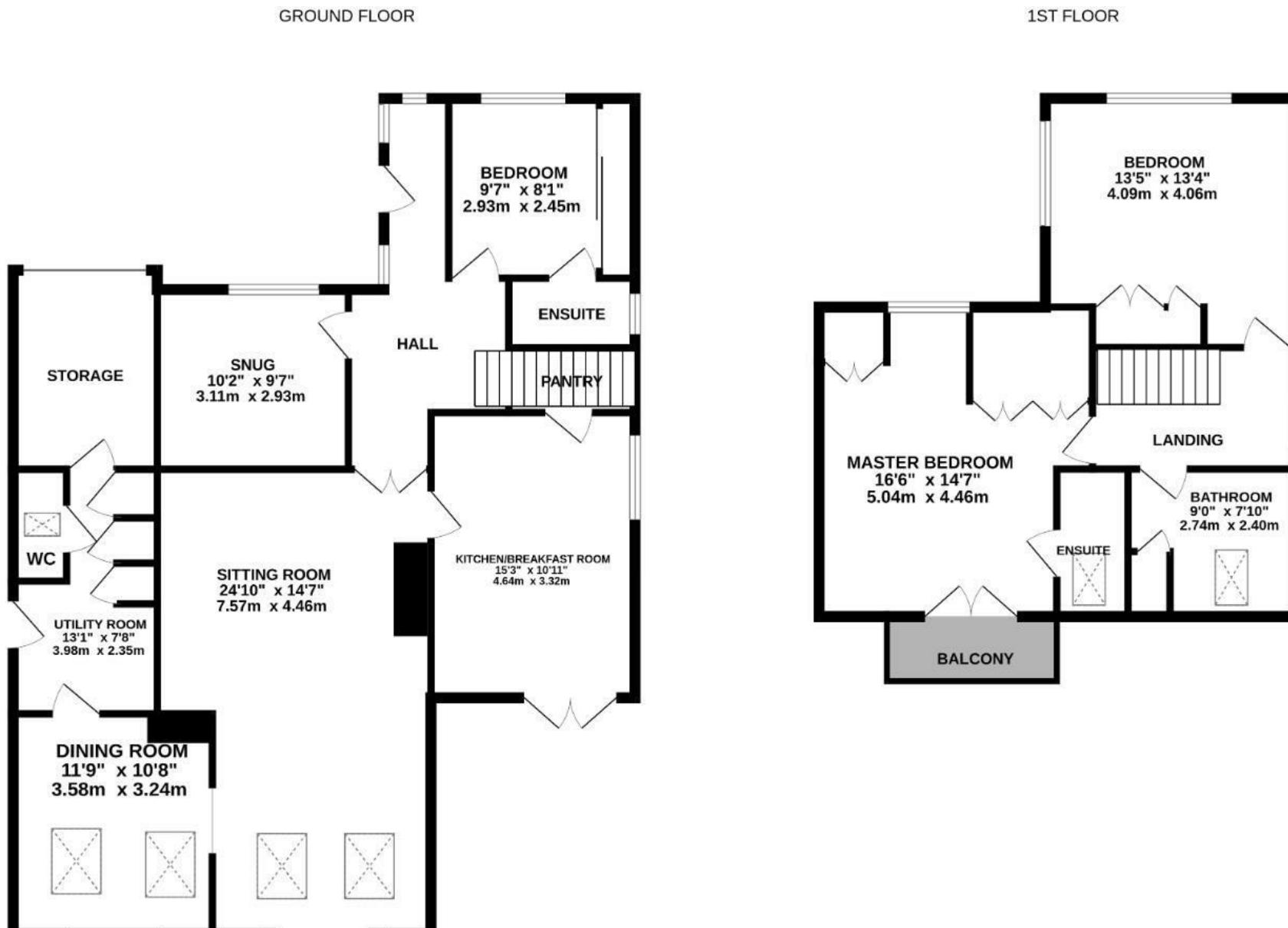
There is a ground floor double bedroom with an ensuite shower room and a second sitting room/snug/office, providing flexible accommodation, possibly for multi- generation living. The large lounge is accessed through a set of double glazed doors at the end of the hallway. Solid Oak flooring, a contemporary log burner and vaulted ceiling with large Velux windows gives a feeling of space and luxury contemporary living. The white porcelain tiled terrace, is accessed via a set of French doors which have internal wooden shutters. The dining room is accessed from the lounge. Oak flooring, a vaulted ceiling and a wall constructed with old reclaimed bricks, make this space a perfect location for more formal dining. From the dining room, you enter a large utility room. This is fitted with integral appliances and multiple storage cupboards, allowing all the normal household equipment to be stored out of sight. There is a door to the outside, providing access to both the front and rear of the property, a cloakroom and access to the integral garage.

The garage has full head height, very large loft storage, accessed by a permanent set of steps. The kitchen is the heart of the home. It has been designed to function as a place for informal meals, and, to socialise. The development of a large walk- in pantry has facilitated a space for all the appliances which would normally be stored and used on a worktop. The large amount of pantry storage space has allowed the design of the kitchen to be very minimalist and calm. All the appliances are integrated. Both Neff ovens have the hide and slide door facility.

The Brazilian slate flooring with underfloor heating, continues through the kitchen. French doors lead onto the large terrace. Upstairs, you will find 2 very large bedrooms, each double aspect with a large amount of storage space. The master bedroom has the benefit of an ensuite shower room and a balcony with far reaching views over farmland and as far as Ashford Designer centre. There is also a family bathroom, with a full-sized airing cupboard.

The rear gardens need to be seen to be fully appreciated. Mature trees and shrubs, 2 lawns, 2 patios to ensure every view can be enjoyed, and many interesting features will be discovered. At the rear of the garden is an amazing view over farmland and beyond, with not a house in sight. In addition, there is, a bespoke, garden room which is fully insulated and has exposed oak roof supports. The outside is clad in cement boards which are completely maintenance free and the roof is constructed with shingle tiles, guaranteed for 25 years. Inside there is an integrated fridge, units, underfloor heating, SKY TV and internet. This attractive, versatile accommodation has multiple uses.

Lenacre Street in Eastwell, is arguably one of the most desirable addresses in the Ashford area. The quiet country lane runs from Sandyhurst Lane to the village of Westwell. It is a very popular area for cyclists, walkers, runners and horse riders, due to the low volume of traffic. To the front of the Wight House, is the land belonging to the Eastwell Estate. This includes around 170 acres of woodland, farming areas, a lake, a 16th century church, Eastwell Manor hotel, Champneys spa and a golf course.



- Stunning, Individual Detached Family Home
- Idyllic Lenacre Street, Eastwell location
- Sympathetically extended and improved
- Stunning plot lined with mature tree's & shrubs
- No onward chain complications!
- Integral garage & Large drive providing parking
- Charming family kitchen/diner & Further snug/2nd reception
- Principal bedroom offering en-suite & balcony with far reaching views
- Purpose built garden room
- EPC Rating: D ; Council Tax Band: E

| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  | 78                      |           |
| (39-54) E  |                         |           |
| (21-38) F  | 55                      |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

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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