











A unique and characterful former Victorian pumping station, The Old Pump House dates back to the early 1900s and was converted into a home in 1993. Since then, it has been stylishly modernised while retaining its period charm. Situated in a picturesque rural setting, it offers far-reaching views towards the North Downs and Wye Crown. The property offers 268 sq m of accommodation and features an impressive reception hall, a spacious living room with original full-height windows and a gas-fired wood burner, a formal dining room and study. The kitchen includes a walk-in pantry and opens into a lovely breakfast room with doors to the conservatory with underfloor heating and enjoys countryside views. Upstairs, the main bedroom includes an en suite, fitted wardrobes, and exposed beams. Two further double bedrooms are served by a family bathroom and a separate shower room. Outside, the home sits in well-maintained gardens with lawns, raised beds, a summerhouse with bar, and a large terrace. A brick paved driveway provides ample parking along with a five car garage with WC. CCTV system. The Garage could have annexe potential subject to consent. EPC RATING = D

**Guide Price £795,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 5

**Bedrooms** 3

**Bathrooms** 3

**Parking** Driveway and large garage

**Heating** LPG Gas

**EPC Rating** D

**Council Tax** Band F  
Folkestone & Hythe





**Situation**

This property is set in a rural location close the vibrant and historic Town of Wye and close to the Southside of Ashford with an abundance of amenities and good road links on the M20. The village of Wye is set amidst the stunning scenery of the Kent Downs Area of Outstanding Natural Beauty, making it a perfect base for those looking to enjoy countryside walks and rural living with excellent connections. The village offers a variety of dining options including popular Indian and Chinese restaurants, and a lively community spirit is reflected in events such as the well-supported twice-monthly Farmers' Market. Wye benefits from a regular bus service and an hourly train link offering direct connections to London, Ashford, Canterbury, and Ramsgate - ideal for commuters. Wye Approx. 3.1 miles - Ashford Approx. 3.9 miles - Canterbury Approx. 14 miles.

**The accommodation comprises**

**Ground floor**

**Entrance hall**

30' 5" x 14' 8" (9.27m x 4.47m)

**Living room**

19' 1" x 17' 8" (5.82m x 5.38m)

**Dining room**

17' 8" x 9' 8" (5.38m x 2.95m)

**Study**

10' 4" x 9' 1" (3.15m x 2.77m)

**Kitchen**

17' 1" x 9' 6" (5.21m x 2.90m)

**Utility/pantry**

**Breakfast room**

10' 2" x 8' 8" (3.10m x 2.64m)

**Conservatory**

10' 10" x 10' 6" (3.30m x 3.20m)

**First floor**

**Landing**







### Bedroom one

19' 3" x 18' 0" (5.87m x 5.49m)

### En suite bathroom

### Bedroom two

18' 4" x 9' 9" (5.59m x 2.97m)

### Bedroom three

19' 7" x 8' 8" (5.97m x 2.64m)

### Bathroom

### Shower room

### Outside

### Driveway with gates

### Large Garage with room to house 5 vehicles and WC

34' 5" x 18' 10" (10.49m x 5.74m)

### Cabin/summerhouse with front terrace

15' 4" x 11' 5" (4.67m x 3.48m)

### Services

Gas fired central heating. Private Drainage via sewage treatment plant shared with the neighbouring property.









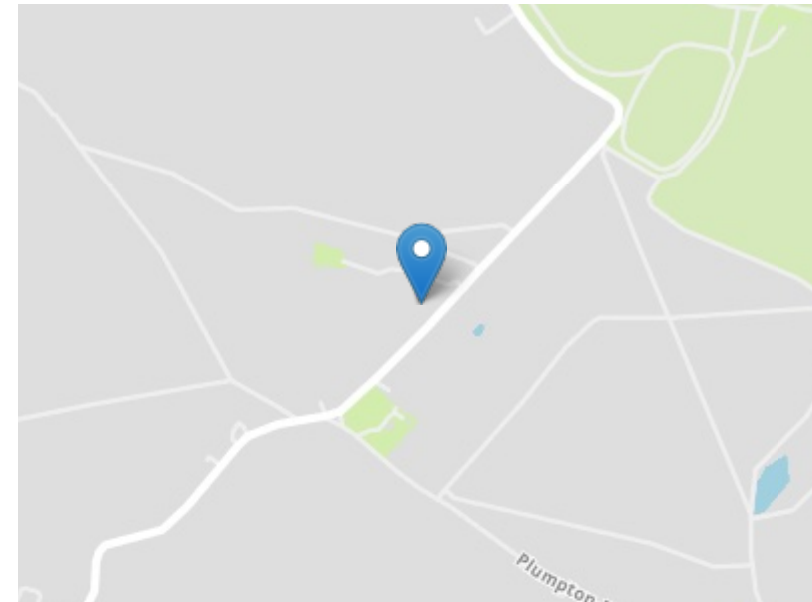




Approximate Gross Internal Area = 259 sq m / 2786 sq ft  
Garage and Cabin = 76 sq m / 823 sq ft



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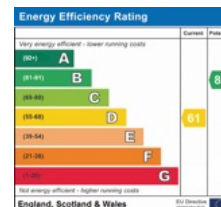
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