



Charles Bainbridge



Inglenook, 13 Gilton,  
Ash, Canterbury, Kent, CT3 2HL

£425,000









BOSCH silver edition



This stunning, period semi-detached three-bedroom house offers delightfully presented accommodation. Having been extended and upgraded over the years, the house provides a lovely combination of aesthetically pleasing period detail and contemporary specifications. On the ground floor, an attractive entrance hall leads a staircase rising to the first floor with an impressive glazed balustrade. The sitting room to the front boasts a bay window and a real-flame gas fire, while a separate family room features a wood-burning stove. To the rear, a large open-plan kitchen/breakfast room is beautifully fitted with a range of integrated appliances and double doors overlooking and opening onto the garden. On the first floor are three bedrooms. The main bedroom spans the width of the house with a range of wall-to-wall fitted wardrobes. There are two further bedrooms and a well-equipped bathroom with a separate bath and walk-in shower. The property benefits from gas fired central heating and period-style uPVC double glazed windows.

Externally to the front is a brick-paved driveway providing parking with a well-maintained mature garden area to the side bordered by box hedging. A side gate accesses a path leading to the garden and an open porch leads to the front door. The rear garden measures approx. 55ft (16.75m) x 19ft (5.79m) with a brick-paved seating area. There is a large, well-maintained lawn with mature borders and a box hedge. A brick-paved path extends alongside the lawn and beyond with a variety of climbing plants and shrubbery reaching the rear of the garden where the path accesses a timber shed and there is a further brick-paved area with a wildlife pond. The garden is enclosed by wood panel fencing.

The property is located in an enviable setting within the village of Ash with easy access to the surrounding farmland and countryside and providing lovely walking and cycling. Ash is a well-served village with a mini supermarket, general store, and pharmacy. There is a choice of pubs in the village, a doctor's surgery, and two primary schools. The market town of Sandwich is nearby to the east and the Cathedral City of Canterbury is easily accessible to the west. The outlying countryside offers lovely walking, cycling, and riding.

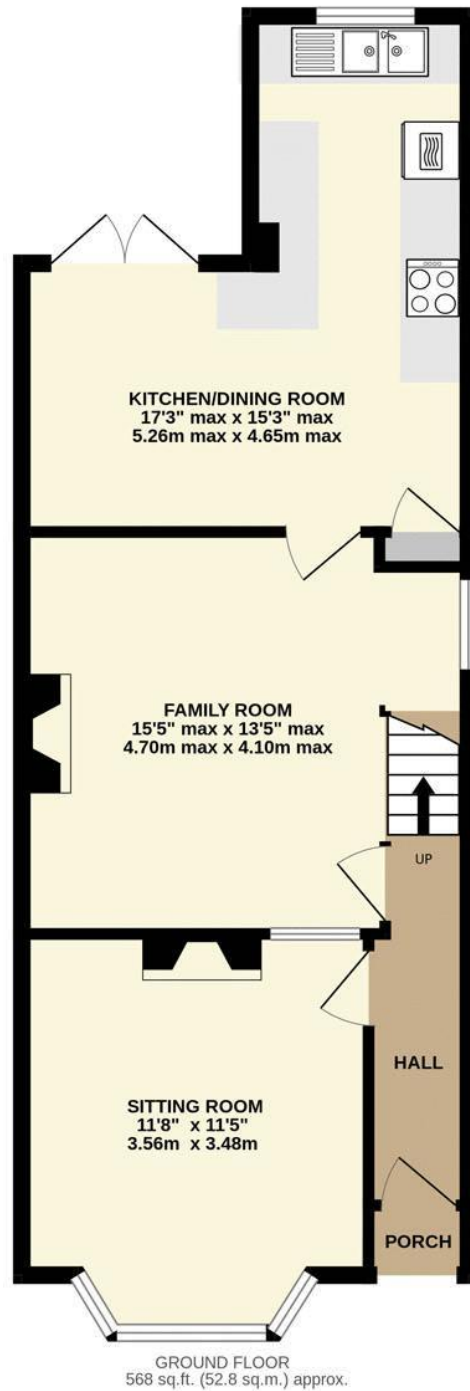
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: C

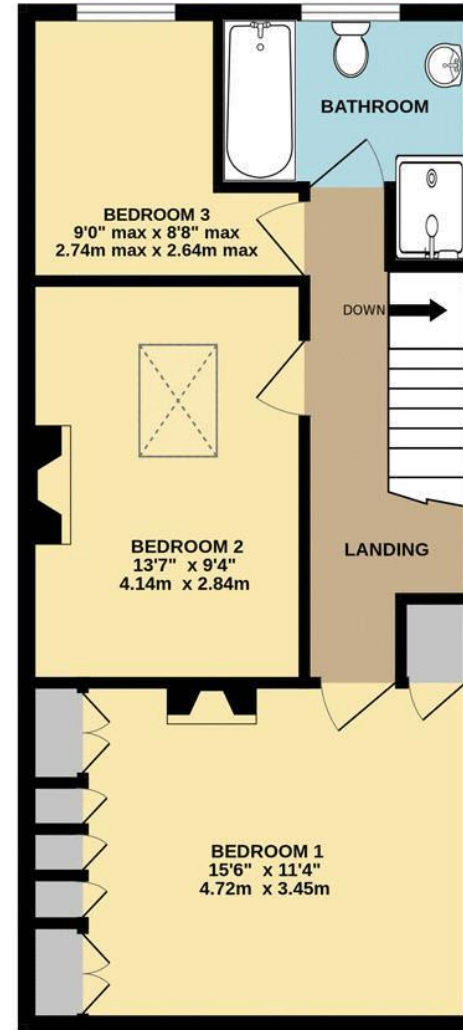
Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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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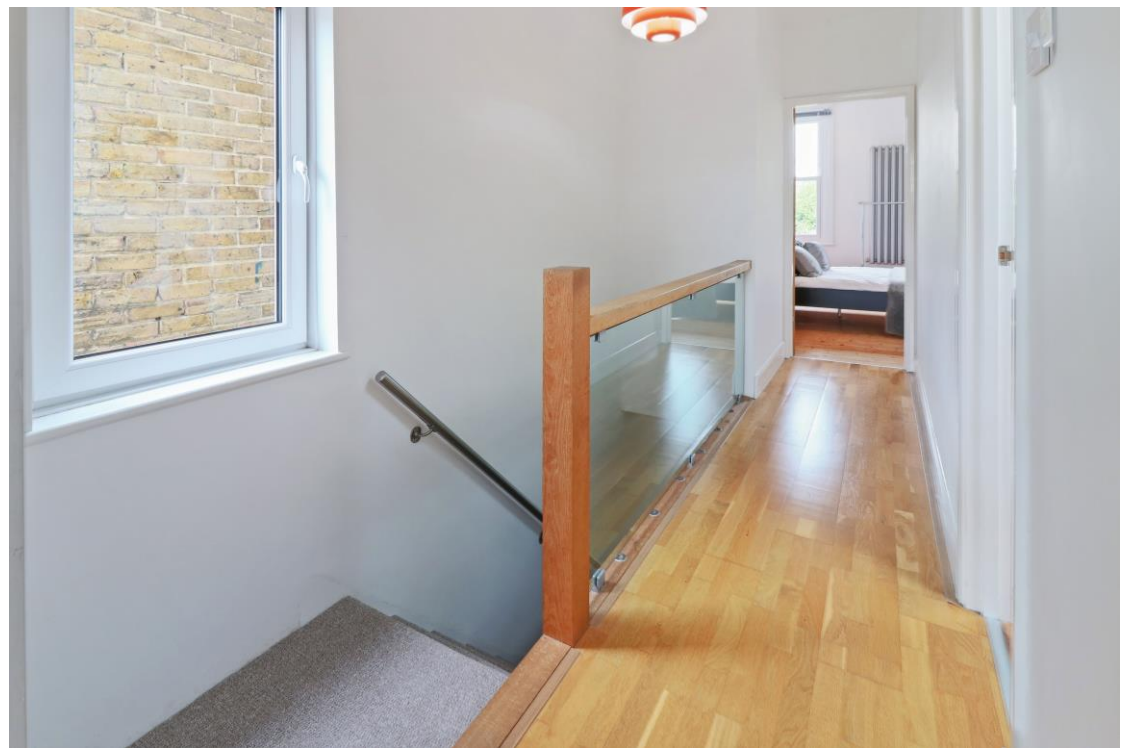
**1ST FLOOR**  
499 sq.ft. (46.4 sq.m.) approx.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 85        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 57                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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