



Charles Bainbridge



17 Gilton, Ash,
Canterbury, Kent, CT3 2HL

£425,000









An attractive semi-detached period property in the sought-after village of Ash. The property offers comfortable accommodation and is well-presented throughout. On the ground floor is an attractive entrance hall, with staircase rising to the first floor. To the front, there is a delightful sitting room featuring a bay window and a pretty period feature fireplace which has a coal effect gas fire. The spacious dining room enjoys views over the rear garden which can be accessed through the patio door. The dining room features a coal effect gas fire and gives access to the kitchen beyond. The galley kitchen is thoughtfully designed to maximise space, offering a range of wall, drawer and floor units, a built-in Bosch double oven and hob, and a large window overlooking the rear patio. A door from the kitchen leads to a rear lobby, which in turn provides access to the bathroom, a separate w.c and the rear garden. The well-appointed bathroom includes bath with shower over, a wash hand basin set in a vanity, ample storage, and plumbing for a washing machine. On the first floor there are two double bedrooms, the master bedroom features a period fireplace, and a good-sized single bedroom overlooking the rear. From the landing, open stairs lead up to a useful loft room offering additional storage and natural light from a Velux window. The property benefits from gas fired central heating and double glazed windows and cavity wall insulation.

Externally, to the front, a driveway providing off-road parking for one vehicle. A pathway to the side of the driveway leads to the porch and front door. The pathway continues at the side of the house to a gate which gives access to a large patio and rear south-facing garden. The garden is beautifully landscaped with a well-maintained lawn and borders to the side with a variety of plants and shrubs. A paved path runs through the garden giving access to a handy timber garden shed.

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, farm shop, part-time library, pharmacy and busy village hall. There is a choice of pubs in the village, a doctor's surgery, and two primary schools, one within close proximity. 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.

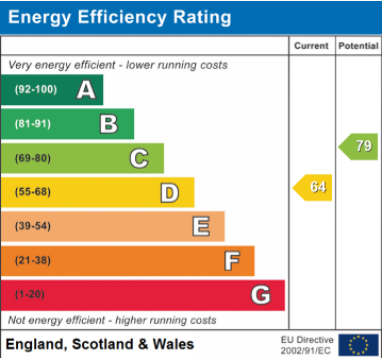
Services: All mains service are understood to be connected to the property.

Tenure: Freehold

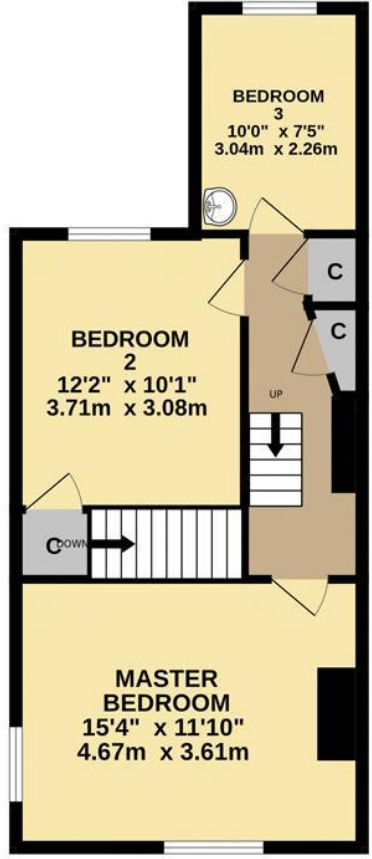
Council Tax Band: C

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

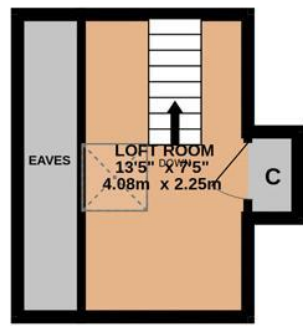
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
145 sq.ft. (13.5 sq.m.) approx.

TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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.

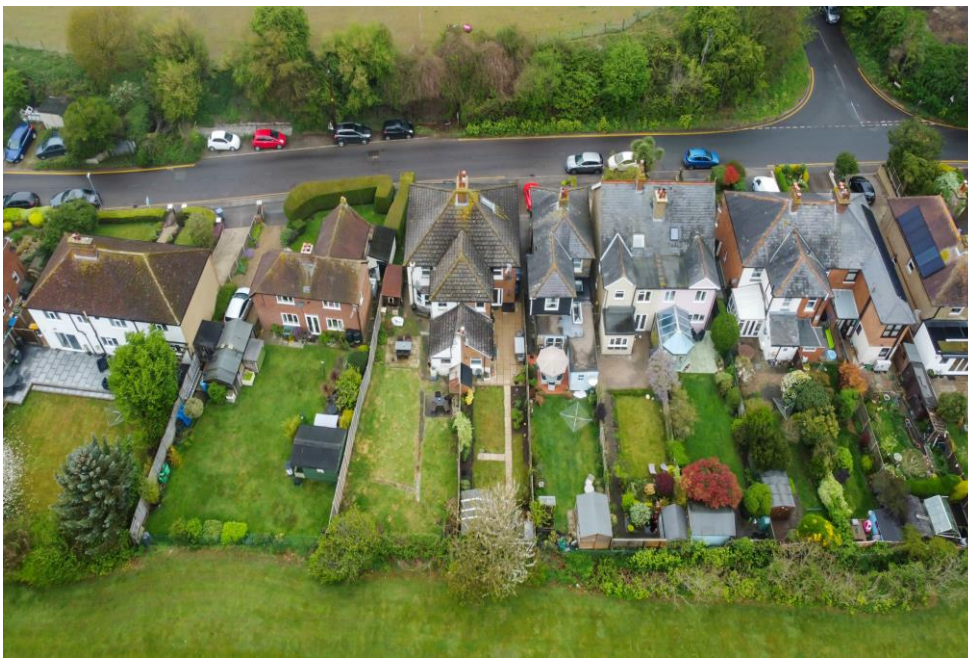
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

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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