



**Durlock Road Ash, Canterbury, Kent, CT3 2HU**

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# Durlock Road

Ash, Canterbury, CT3 2HU

## Offers Over £460,000

Freehold

Situated in the idyllic Ash, Canterbury lies this impressive detached cottage. Boasting picturesque gardens, with stunning views over the orchards, this family home is certainly not to be overlooked.

Upon arrival at the property, you are greeted by a spacious parking area, complete with a garage which has been converted into an exceptional outdoor study. The ground floor boasts a cozy living room, a well-appointed kitchen, along with a separate utility/lobby space, and a convenient downstairs bathroom. An extension by the current owner has added a second reception room and a third bedroom to the property. Ascending the stairs, you'll discover two more bedrooms on the upper level. Outside, a generously sized, meticulously maintained rear garden awaits, divided into two distinct sections. The "secret garden" beckons with its promise of unparalleled privacy and seclusion.

Surrounded by picturesque countryside, the charming of Ash village boasts a plethora of amenities, including pubs, primary schools, a doctors' surgery, shops, a chemist, a library, and various sports clubs. For a wider array of facilities, residents can venture to the nearby Cinque Port town of Sandwich, situated approximately three miles away, or the historic Cathedral city of Canterbury, just eleven miles distant. High-speed train services to London St Pancras are accessible from both Sandwich and Canterbury, while ferry crossings to the continent are available from the port of Dover, and Channel Tunnel services can be found in Folkestone. Golf enthusiasts will delight in the proximity of the Princes Golf Club and St Royal St Georges Golf Club, nestled close by at Sandwich Bay.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

**Ground Floor**

Living Room  
Kitchen  
Utility Room  
Bathroom  
Reception Room  
Bedroom 2

**First Floor**

Bedroom 1  
Bedroom 3

**External**

Gated Driveway  
Outbuilding & Store  
Rear Garden

**Services:** (Mains) Water & electricity. (Private) Drainage.

**Council Tax:** Band D (Dover District Council)

**Energy rating:** Current 27 | F. Potential 79 | C.

**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

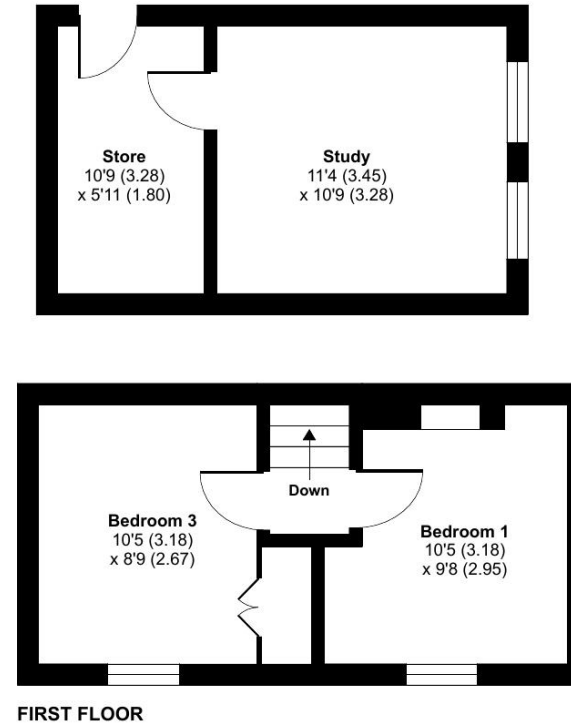
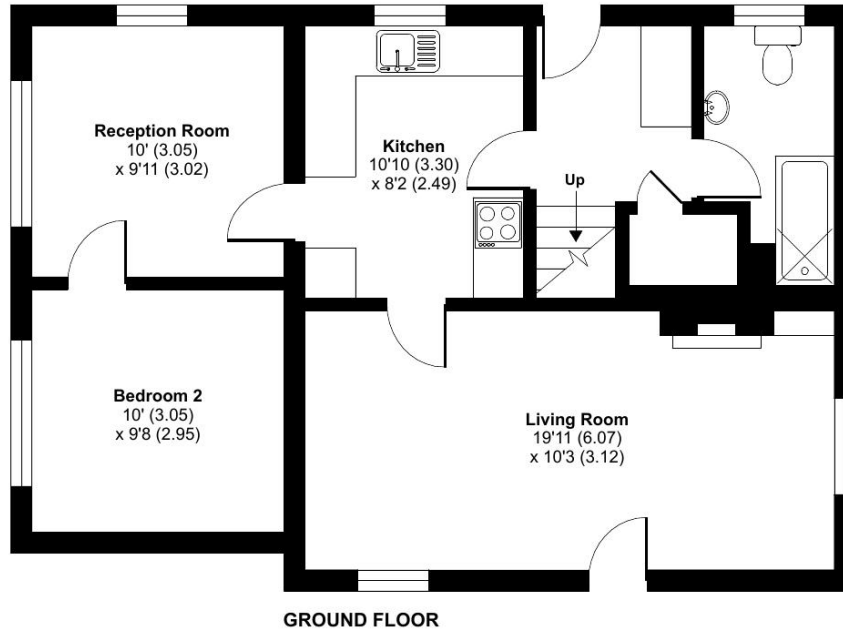
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Approximate Area = 890 sq ft / 82.6 sq m (excludes garage)  
Garage = 189 sq ft / 17.6 sq m  
Total = 1079 sq ft / 100.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Finns. REF: 880770

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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