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1 School House, The Street, Ash, CT3 2AA

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1 School House

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Guide Price £485,000

Freehold

Nestled in the heart of Ash village, the former Kelsey Grammar School has been thoughtfully transformed into four bespoke family homes, each rich in character and charm.

1 School House

This semi-detached property, accessed via The Street, welcomes you with an inviting entrance hallway that leads to a central lobby area. The ground floor includes a cloakroom/WC and an impressive open-plan living and kitchen space. The modern, fitted kitchen is complemented by a feature fireplace, while patio doors open onto the outdoor space, creating a seamless flow for entertaining or relaxation.

The first floor features a principal bedroom with a modern en-suite shower room, offering comfort and privacy. On the second floor, there are two additional spacious bedrooms along with a stylish family bathroom, perfect for modern family living.

Externally, this unique home offers a private patio garden with gated access to a communal forecourt, where two allocated parking spaces, visitor parking, and a bin store are located within a secure, resident-only gated car park.

The property successfully balances contemporary living with the timeless character of the original building, combining period features with modern comforts for a truly special family home.



Situation

Ash is a picturesque village nestled in the Kent countryside, located around 8 miles from Canterbury and just 3 miles from Sandwich, offering a perfect blend of rural tranquillity and easy access to nearby historic towns. The village boasts a strong sense of community, with a range of local amenities including a village shop, post office, and several charming pubs. Ash is also home to well-regarded schools, such as St. Faith's at Ash Primary School, making it an attractive option for families. Its proximity to Canterbury's cultural attractions and Sandwich's historic charm, combined with its local conveniences, makes Ash a highly desirable location for those seeking a peaceful yet well-connected village lifestyle.

The accommodation is as follows:

(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hall
Lobby Area
WC/ Cloakroom
Kitchen/ Reception Room

First Floor

Bedroom 1
En-Suite Shower

Second Floor

Bedroom 2
Bedroom 3
Family Bathroom

External

Rear Garden
Allocated Parking
Bin Store

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band TBC (Dover District Council)

Energy rating: Current 83 | B. Potential 87 | B.

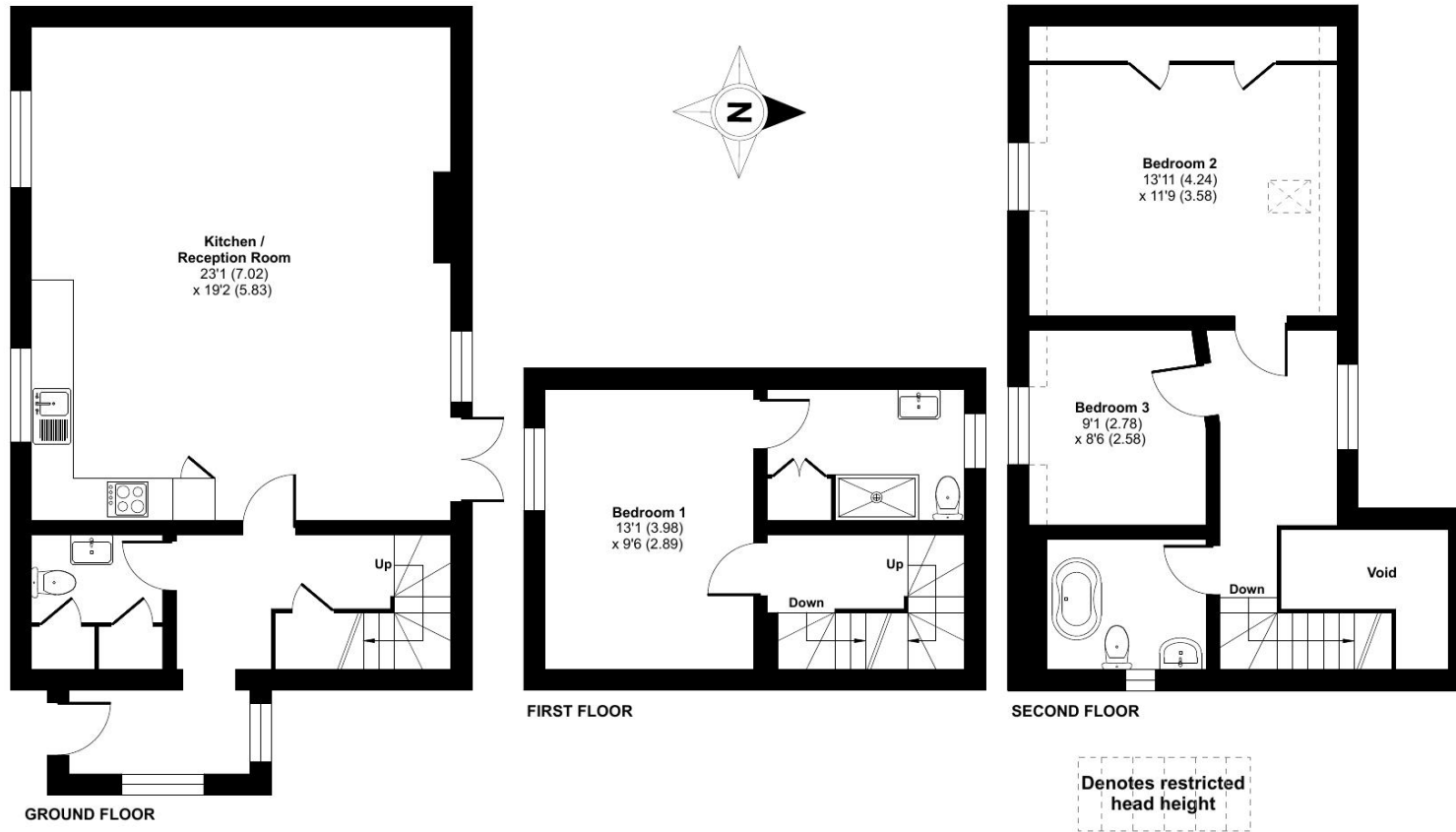
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Approximate Area = 1283 sq ft / 119.1 sq m (excludes void)
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Total = 1313 sq ft / 121.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1193667

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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