





# Pippin Close

Ash, Canterbury, CT3 2AU

## Guide Price £450,000

Freehold

Nestled on the outskirts of Ash village, this rarely available detached family home offers generous and adaptable living spaces, making it a standout opportunity for prospective buyers. Offered chain-free, this spacious property exudes both comfort and functionality.

On the ground floor, a welcoming central entrance hall leads to a bright dining room, which opens through double doors into a family living room, creating an ideal space for entertaining. Additionally, there is a versatile study or extra reception room, a convenient downstairs WC, and a large, modern kitchen with fitted cabinetry and direct access to one of the two single garages.

Upstairs, the home features two well-proportioned double bedrooms (bedrooms 3 and 4) and a second bedroom with its own en-suite shower room, complementing the main three-piece family bathroom. The main bedroom is a highlight, complete with an array of fitted wardrobes and an en-suite shower room, offering both space and privacy.

Outside, the property boasts two single garages and a spacious, landscaped rear garden with a lush lawn and gated side access, making this home as practical as it is appealing.

Ash is a picturesque village located in the heart of the Kent countryside, just nine miles east of Canterbury and four miles west of Sandwich. Known for its traditional charm, Ash offers a blend of historic architecture and modern amenities, including cosy pubs, a primary school, local shops, and a village hall. With convenient transport links to both Canterbury and Sandwich, the village provides easy access to larger town facilities while preserving a peaceful, rural atmosphere. Surrounded by lush fields and scenic landscapes, Ash is well-suited for those seeking a blend of village life and accessibility to nearby cultural and historic centres.





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

**Ground Floor**

Entrance Hall  
Dining Room  
Living Room  
Reception/ Study  
WC  
Kitchen

**First Floor**

Landing  
Bedroom 4  
Family Bathroom  
Bedroom 3  
Bedroom 2  
En-Suite Shower  
Bedroom 1  
En-Suite Shower

**External**

Garage 1  
Garage 2  
Rear Garden

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

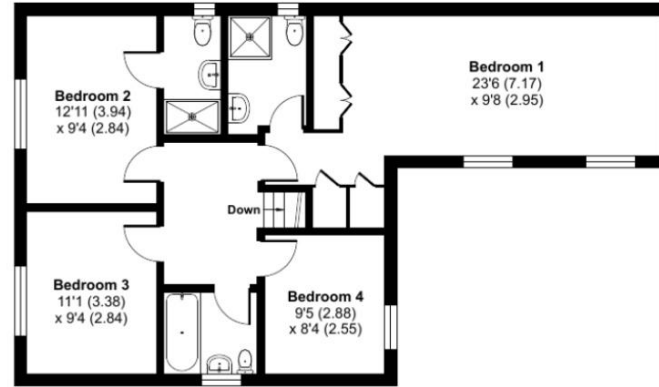
**Maintenance Charge:** £255.60 per annum as from August 2022.

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

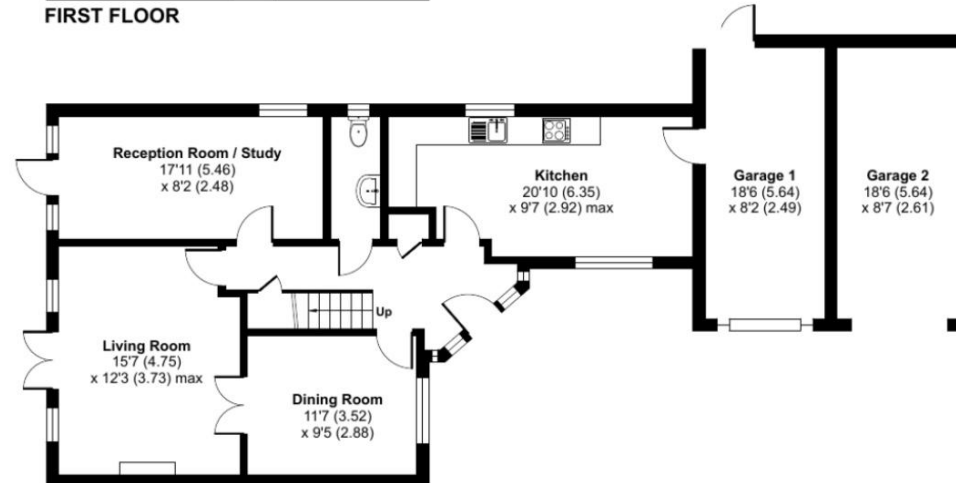
**Energy rating:** Current 75 | C. Potential 82 | B.

**Viewing by appointment only:** Finn's Sandwich  
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FIRST FLOOR



GROUND FLOOR

Approximate Area = 1588 sq ft / 147.5 sq m  
Garage = 309 sq ft / 28.7 sq m  
Total = 1897 sq ft / 176.2 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). © nitchecom 2024. Produced for Finns. REF: 1214446

**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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