





# Cooper Street

Ash, Canterbury, Kent, CT3 2NW

## Guide Price £610,000

Freehold

Nestled within approximately 1.6 acres of idyllic countryside, Little Cleveland's offers an enchanting blend of history, charm, and potential. The property is accessed via a private driveway that winds past a well-maintained paddock, perfect for buyers interested in equestrian pursuits or establishing a smallholding. At the far corner of the paddock, you'll find several useful outbuildings, a workshop, and a hardstanding area providing ample parking space.

This delightful thatched cottage, believed to date back to the 16th century, exudes character and timeless appeal. On the ground floor, it features a generously sized living room with a traditional inglenook fireplace, a cozy bedroom, a well-proportioned kitchen/dining area, a family bathroom, and a convenient utility space. The upper floor comprises a second bedroom and a spacious landing, which has served as a study area.

With its expansive grounds and existing layout, the property presents significant potential for extension (\*STPP), offering the opportunity to create a larger family home while preserving its wealth of period features. Having been cherished by the same family for over 50 years, Little Cleveland's offers a rare chance to embrace a tranquil, rural lifestyle in a home filled with fond memories.

This unique property is being sold chain-free and truly needs to be seen to be fully appreciated. Contact us today to arrange your viewing and discover the charm of Little Cleveland's.

\*STPP – Subject to Planning Permission.





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

### Ground Floor

Entrance	
Lounge	4.22 x 4.27m
Kitchen/ Diner	3.45 x 3.63m
Utility	2.11 x 2.46m
Bedroom 1	2.64 x 4.27m
Bathroom	

### First Floor

Bedroom 2	3.40 x 3.84m
Study Area	

### External

Access Driveway	
Paddock	
Surrounding Gardens	
Shed 1	4.14 x 6.02m
Shed 2	2.39 x 6.35m
Shed 3	2.24 x 4.22m (max)



**Services:** (Mains) TBC. (Private) TBC.

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

**Energy Rating:** Current 7 | G. Potential 46 | E.

**Agents Notes:** TBC.

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

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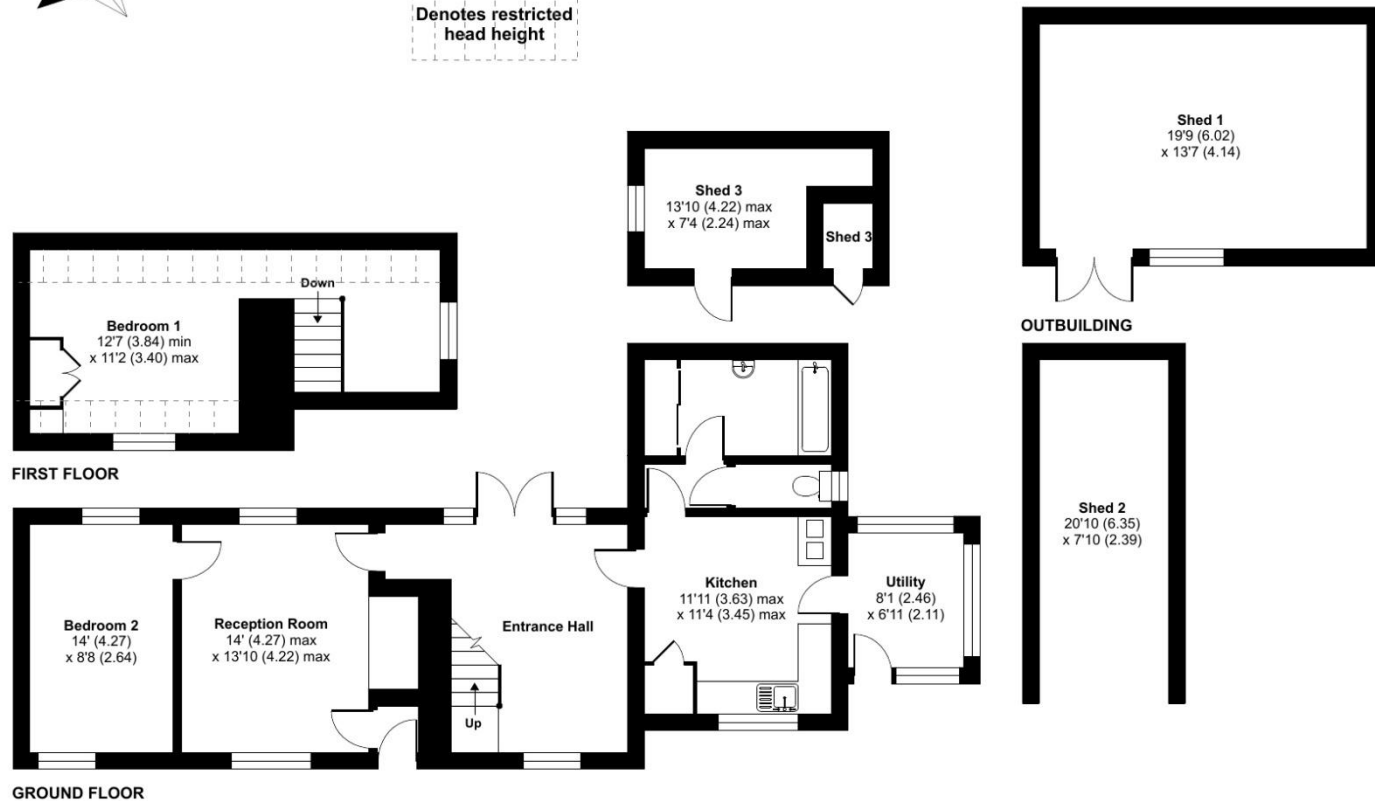




Denotes restricted  
head height

Approximate Area = 992 sq ft / 92.1 sq m  
Limited Use Area(s) = 74 sq ft / 6.8 sq m  
Outbuilding = 527 sq ft / 48.9 sq m  
Total = 1593 sq ft / 147.9 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). © nlichecom 2022. Produced for Finns. REF: 877182

**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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