



The Street

Ash, Canterbury, Kent, CT3 2EW

Guide Price £475,000

Freehold

Nestled in the picturesque village of Ash, near Canterbury, this beautifully refurbished detached home blends period charm with stylish modern living. Thoughtfully updated by the current owner, it boasts an elegant interior, retaining character features while incorporating contemporary finishes throughout.

Stepping inside, the welcoming entrance hall leads to a bright and spacious living room, where large windows offer a stunning outlook towards the village church. A separate family dining room provides the perfect setting for entertaining, while the newly fitted kitchen, featuring classic shaker-style units and a Range cooker, seamlessly combines traditional elegance with modern functionality.

Upstairs, a central landing leads to the impressive principal bedroom, complete with a sleek en-suite shower room. Two further double bedrooms and a well-appointed family bathroom ensure ample space for a growing family or visiting guests.

Externally, the property offers a charming side courtyard and a generous rear garden with a patio seating area, ideal for outdoor relaxation. An additional outdoor WC adds a practical touch to this characterful home.

Immaculately presented and situated in a desirable village location, this exceptional home offers the perfect blend of history and modern convenience. Early viewing is highly recommended.



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

Ground Floor

Entrance Hall	
Living Room	3.87 x 5.03m
Dining Room	2.35 x 4.35m
Kitchen	3.44 x 3.83m

First Floor

Landing	
Bedroom 2	3.26 x 4.76m
Bedroom 3	3.38 x 3.59m
Bedroom 1	2.38 x 3.58m
En-Suite Shower Room	
Bathroom	

External

Side Garden
Rear Garden
WC



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

Council Tax: Band C (Dover District Council)

Energy Rating: Current 56 | D. Potential 93 | A.

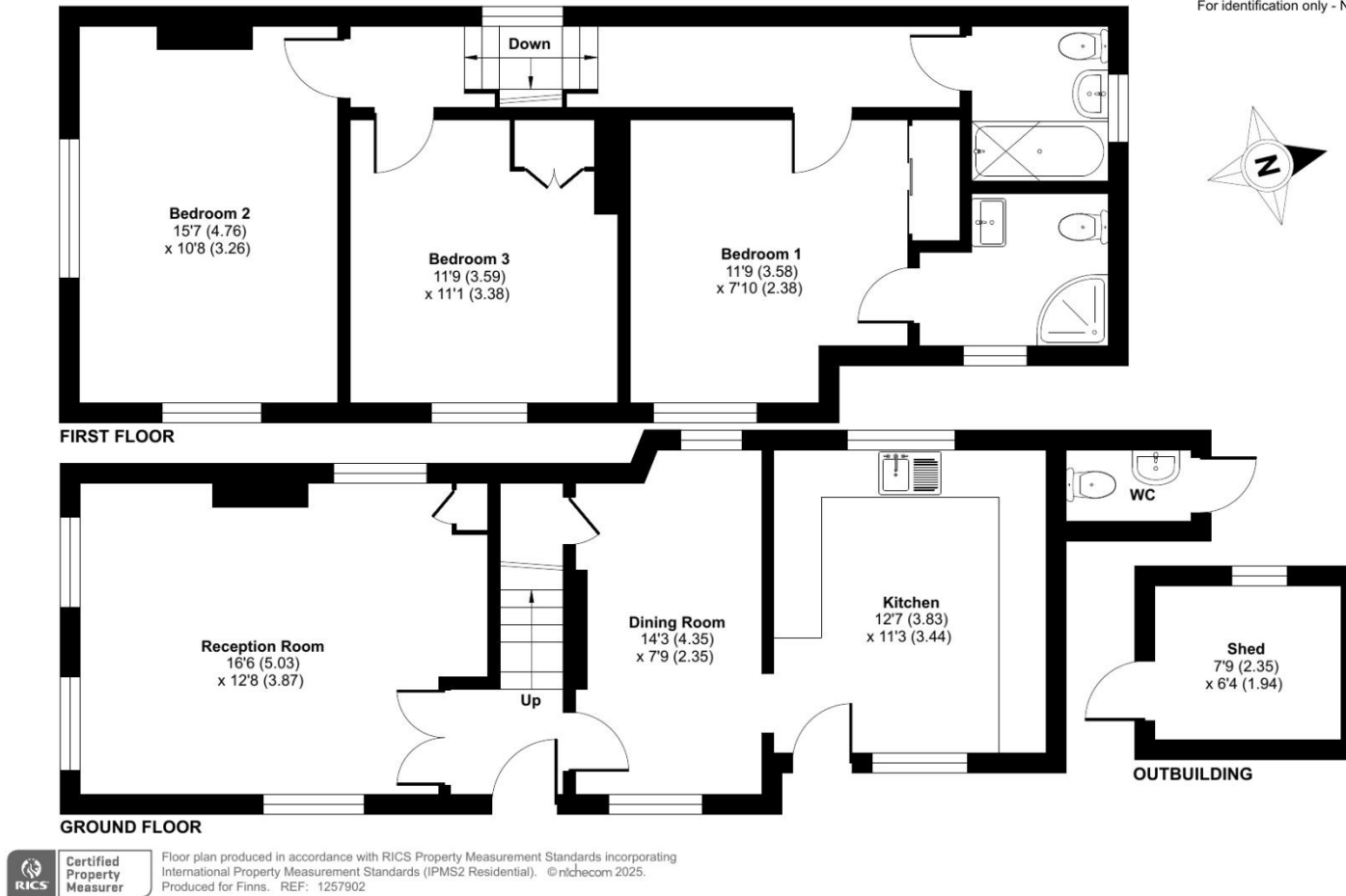
Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Approximate Area = 1154 sq ft / 107.2 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Total = 1218 sq ft / 113.1 sq m

For identification only - Not to scale



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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