



Fairways, Nash Road,
Ash, Nr. Canterbury, CT3 2JR
£550,000

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Fairways

Nash Road, Ash, Nr. Canterbury

A deceptively spacious detached property surrounded by countryside with three garages, outbuilding and overall plot size of approximately 0.32 acres

Situation

Located just a five minute drive from the semi-rural and sought-after village of Ash which is surrounded by beautiful countryside with the village itself offering a very good selection of amenities which include pubs, primary schools, doctors surgery, physiotherapy clinic, general stores, farm shop and restaurant, chemist, library, tennis courts, rugby club, bowling club and village hall offering a busy program of events and clubs. A wider range of facilities can be found in the nearby historic Cinque Port town of Sandwich, approximately three miles distant, and the Cathedral city of Canterbury, approximately eleven miles away. Both Sandwich and Canterbury offer high speed train services to London St Pancras, There are ferry crossings to the continent from the port of Dover and the Channel Tunnel services at Folkestone. For all golf enthusiasts, the Princes Golf Club and St Royal St Georges Golf Club are close by at Sandwich Bay.

The Property

'Fairways' is an interesting and unique property that has been in the same family ownership for over 50 years. Sitting within manicured gardens, the property offers extended accommodation which is arranged over two floors and comprises; entrance hall, sitting room, dining room, conservatory, fitted kitchen, ground floor bathroom, cloakroom, two ground floor bedrooms - each with a corner shower cubicle. There are two double bedrooms on the second floor.

Outside

Access is via electric gates to the driveway with ample off road parking for numerous vehicles. The gardens are beautifully manicured with a good

sized patio seating / entertaining area overlooking the pond, an area laid to lawn, rose garden, and further small pond. There is a variety of established tree, shrub and flower borders and an outbuilding which the current vendors use as a garden / entertaining room as it has a WC and utility area. The three garages have light and power connected.

Services

Mains electric and water. Oil fired central heating. Private drainage via a cesspool.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 813666**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	40 E	
21-38	F		
1-20	G		

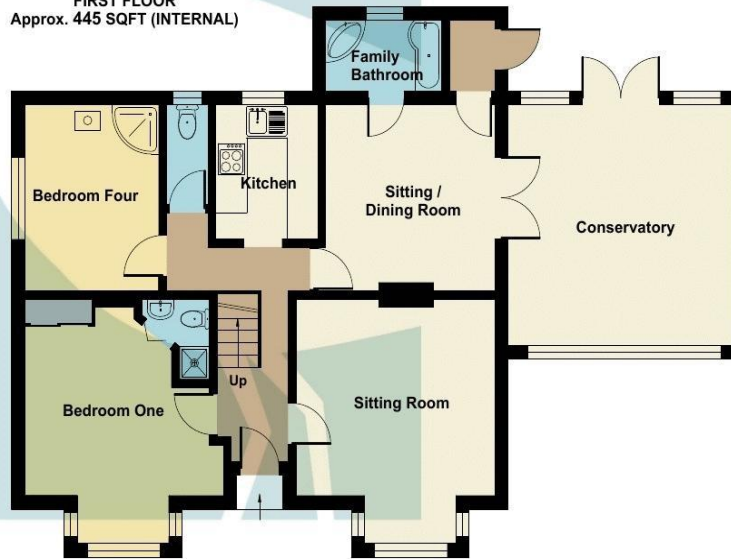
Total Approximate Area = 2152 sq ft / 200 sq m (includes garage & outbuilding)
 Limited Use Area(s) = 63 sq ft / 6 sq m

For identification only - Not to scale

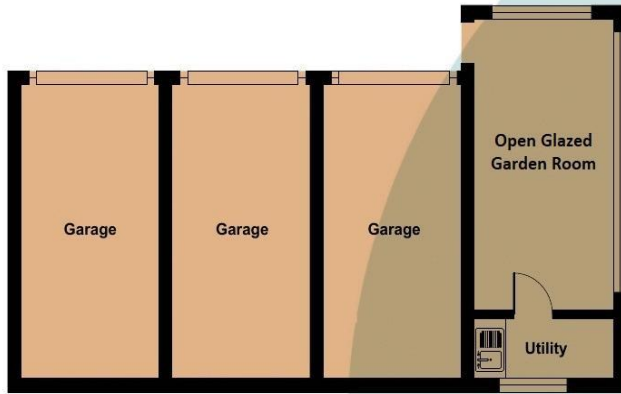
Denotes restricted head height



FIRST FLOOR
Approx. 445 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1030 SQFT (INTERNAL)



GARAGE 1/2/3 / OUTBUILDING
Approx. 677 SQFT (INTERNAL)

Sitting Room

14' 11" x 12' 10" (4.54m x 3.91m)

Sitting/Dining Room

11' 5" x 11' 4" (3.48m x 3.45m)

Conservatory

14' 7" x 14' 6" (4.44m x 4.42m)

Family Bathroom

8' 1" x 3' 9" (2.46m x 1.14m)

Kitchen

8' 2" x 6' 10" (2.49m x 2.08m)

Bedroom Four

11' 4" x 8' 8" (3.45m x 2.64m)

Separate WC

Bedroom One

14' 11" x 12' 11" (4.54m x 3.93m)

First Floor

Bedroom Two

13' 7" x 8' 10" (4.14m x 2.69m)

Bedroom Three

13' 7" x 8' 10" (4.14m x 2.69m)

Garage

17' 11" x 8' 11" (5.46m x 2.72m)

Garage

17' 11" x 8' 11" (5.46m x 2.72m)

Garage

17' 11" x 8' 11" (5.46m x 2.72m)

Open Glazed Garden Room

17' 9" x 9' 0" (5.41m x 2.74m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 963977



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Also in: Ash • Elham • Hawkinge • Saltwood • Sandwich • Walmer