



59 New Street
Ash, CT3 2BL
£555,000

colebrooksturrock.com





59 New Street

Ash

A handsome detached family home set on a good size plot, offering spacious, well-proportioned accommodation within the popular village of Ash.

Situation

The semi-rural and sought-after village of Ash 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 Royal St Georges Golf Club are close by at Sandwich Bay.

The Property

Beyond the handsome double fronted exterior of this detached family home lies well proportioned accommodation, with light and space in abundance, where the present owners have brought together the character features of the property and a striking contemporary colour palette to create a modern and exciting space. A generous split-level sitting room, having dual aspect, runs from front to back with glazed French doors overlooking and opening onto the patio area. An inner lobby accesses a slim boot room and the dining room beyond. To front lies an additional reception room or fourth bedroom, which is presently used as a study/snug. Overlooking the rear garden is a beautifully bright kitchen/breakfast room, with the benefit of a useful laundry room situated off the dining area. To the first floor are three large double bedrooms, serviced by a bathroom and further separate cloakroom.

Outside

Set back from the road No: 59 enjoys secluded mature south facing gardens to both front and rear. A long driveway to side provides ample parking and vehicular access to the single garage. The large rear garden is a delightful and peaceful space arranged into subtle zones, with a paved entertaining area, and ornamental pond, running along the rear elevation and generous lawn beyond. An enchanting hidden seating area, surrounded by mature planting, lies behind the garage whilst established shrubs and trees border the plot creating a good level of privacy and seclusion.

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

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 612197**



Porch

4' 9" x 2' 7" (1.45m x 0.79m)

Entrance Hall

12' 10" x 6' 0" (3.91m x 1.83m)

Study/Bedroom Four

11' 11" x 11' 10" (3.63m x 3.60m)

Sitting Room

25' 9" x 12' 0" (7.84m x 3.65m)

Boot Room

9' 2" x 3' 2" (2.79m x 0.96m)

Dining Room

13' 10" x 7' 5" (4.21m x 2.26m)

Laundry

8' 9" x 3' 10" (2.66m x 1.17m)

Kitchen/Breakfast Room

13' 9" x 9' 4" (4.19m x 2.84m)

Garage

17' 10" x 9' 5" (5.43m x 2.87m)

First Floor

Bedroom One

15' 9" x 11' 9" (4.80m x 3.58m)

Bedroom Two

12' 11" x 11' 11" (3.93m x 3.63m)

Bedroom Three

11' 11" x 11' 9" (3.63m x 3.58m)

Bathroom

7' 9" max x 7' 5" max (2.36m x 2.26m)

Cloakroom

5' 11" x 3' 0" (1.80m x 0.91m)

TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

19 Market Street, Sandwich, Kent CT13 9DA

t: 01304 612197

sandwich@colebrooksturrock.com



colebrooksturrock.com

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.

C1180 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Saltwood • Walmer

