



Bermuda Triangle, Ware
Ash, Canterbury, CT3 2NB
£465,000

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Bermuda Triangle

Ware, Ash, Canterbury

A well-proportioned detached chalet house enjoying a peaceful rural setting and immaculately tended gardens.

Situation

The property is set amongst the beautiful tapestry of rural Kent countryside in prime fruit growing land and lies in part of the peaceful rural hamlet of Ware, midway between the larger villages of Ash and Preston. Ash and Preston villages, both within 3 miles, each provide a range of local amenities with their own primary schools and range of local shops. The market town of Sandwich is 5 miles distant with Canterbury 11 miles and Westwood Cross shopping centre 12 miles. There are easy connections to the motorway network, high speed rail network and the continent.

driveway provides off road parking for three vehicles and gives vehicular access to the garage, with electric roller door and power and lighting connected. A small area of lawn lies to the front surrounded by full flower borders whilst paved steps lead up to a timber gate and paved side patio beyond. The side patio also houses a brick built wood store. The paved pathway extends around and along the rear elevation whilst steps lead up to a lawned south facing garden bounded by lush planted borders complete with banana plant, fig and apple tree to name but a few. A timber summerhouse also occupies one corner along with a further raised patio area. Tucked away by the garage is a secluded oil tank and a Calor gas cylinder and connection point used for the gas hob is located in the side patio.

The Property

Nestled within the peaceful rural hamlet of Ware lies this deceptively spacious modern chalet house offering well proportioned, light accommodation and a versatile layout. A spacious entrance porch adjoins the central entrance hall with stairs to first floor and useful ground floor shower room. A double and single bedroom/study lie to the front whilst a kitchen/breakfast room runs down the side, fitted with a matching range of white farmhouse style units capped with complimentary worktops and breakfast bar. The dual aspect dining room is directly access from the kitchen and is open plan to the spacious sitting room complete with a traditional fireplace. A garden room lies to the rear overlooking and opening onto the delightful gardens and also provides internal access to the garage. To the first floor are two further double bedrooms, both having ample storage, together with a light filled bathroom fitted with three piece matching white suite. This much loved home is fully double glazed and oil centrally heated.

Services

Mains electric and water is understood to be connected. Oil heating and hot water, Calor gas cylinders for the gas hob. Cesspool drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

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.



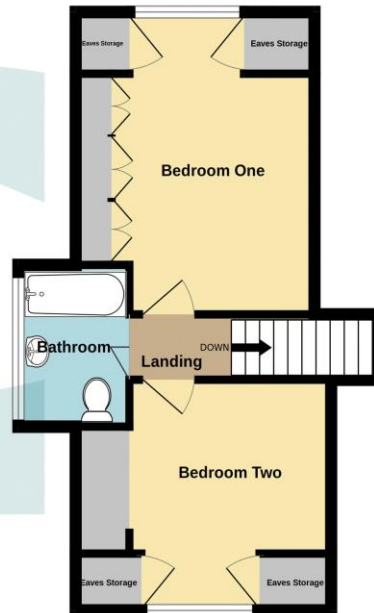


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
1214 sq.ft. (112.8 sq.m.) approx.



First floor
365 sq.ft. (33.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Shower Room

6' 0" x 3' 9" (1.83m x 1.14m)

Bedroom Four/Study

9' 6" x 4' 9" (2.89m x 1.45m)

Bedroom Three

13' 11" x 9' 0" (4.24m x 2.74m)

Kitchen/Breakfast Room

14' 5" x 9' 11" (4.39m x 3.02m)

Dining Room

10' 9" x 9' 11" (3.27m x 3.02m)

Sitting Room

17' 4" x 13' 5" (5.28m x 4.09m)

Garden Room

18' 8" x 6' 11" (5.69m x 2.11m)

Garage

17' 11" max x 13' 6" max (5.46m x 4.11m)

First Floor

Bedroom One

14' 2" x 9' 10" to front of wardrobes (4.31m x 2.99m)

Bedroom Two

12' 5" x 10' 10" (3.78m x 3.30m)

Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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.
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