



Diamond Cottage, Langdon Avenue
Ash, Canterbury, CT3 2BP
£700,000

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Diamond Cottage

Langdon Avenue, Ash, Canterbury

A unique and well maintained detached family home, enjoying extended and versatile accommodation together with idyllic gardens amounting to approximately 1.4 acres.

Situation

Langdon Avenue is a quiet no through road within the semi-rural and sought-after village of Ash, 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

Set within an unadopted road on the southern boundary of this sought after village lies Diamond Cottage, a well maintained detached family home offering spacious accommodation having been extended by the present owners in 2000. An entrance porch leads into a triple aspect L-shaped sitting/dining room, a bright open space with an open tread staircase rising to the first floor and a multi-fuel burning stove set into an exposed brick fireplace. The enviable sized kitchen/breakfast room is fitted with a range of matching units and houses a Columbian stove which assists with the heating and hot water together with a gas boiler located in the useful utility room. A rear lobby gives access to the exterior as well as the utility room and a WC. Beyond the kitchen/breakfast room lies the extended accommodation which could easily be utilised to create an annexe with a separate gas boiler and independent access already in place. The collection of four rooms are arranged around an inner hallway and currently comprise of bedroom four, a shower room, boot room and study with sliding patio doors opening onto the garden. To the first floor are

three further double bedrooms serviced by a good sized family bathroom.

Outside

Idyllic private gardens amounting to approximately 1.4 acres envelope the property and are predominantly lawned with a pleasing balance of re-wilded areas and more formal gardens peppered with mature oak and walnut trees together with a kitchen garden and orchard. A number of timber storage buildings are arranged around the garden along with two larger brick and rendered outbuildings, a stable measuring 21' 1" x 19' 9" (6.42m x 6.02m) overall and a large garage/workshop measuring 30' 5" x 19' 2" (9.26m x 5.84m). A sunken paved patio runs along the rear elevation and enjoys a south westerly aspect.

Overage Clause

An overage will apply for a period of 20 years, entitling the present owner to a 25% share in any enhanced value occasioned by the grant of planning permission for additional dwelling(s) on the property to be sold. This will not apply to extensions, nor to ancillary accommodation limited to the use only of the owner of Diamond Cottage.

Services

All mains services are connected to the property.

Local Authority

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

Tenure, Council Tax & EPC Rating

Freehold
EPC Rating: D
Current Council Tax: E

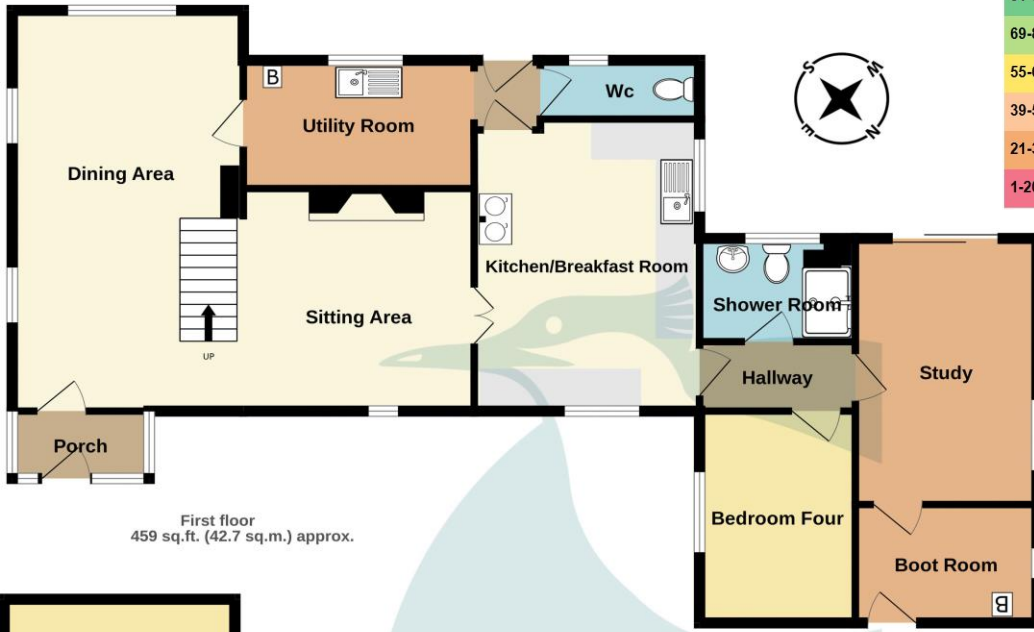
Agents Note

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.

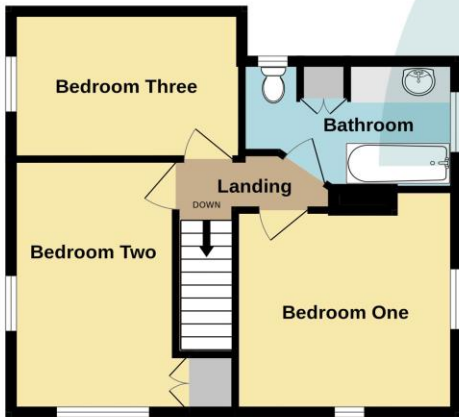


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
1066 sq.ft. (99.0 sq.m.) approx.



First floor
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Porch

7' 1" x 3' 7" (2.16m x 1.09m)

Sitting/Dining Area

L-shaped 23' 11" max x 21' 5" max (7.28m x 6.52m)

Kitchen/Breakfast Room

15' 7" x 11' 8" (4.75m x 3.55m)

Utility Room

11' 1" x 6' 10" (3.38m x 2.08m)

WC

7' 10" x 2' 10" (2.39m x 0.86m)

Shower Room

8' 1" x 5' 6" (2.46m x 1.68m)

Bedroom Four

11' 4" x 8' 1" (3.45m x 2.46m)

Study

14' 4" x 9' 5" (4.37m x 2.87m)

Boot Room

9' 5" x 6' 5" (2.87m x 1.95m)

First Floor

Bedroom One

11' 1" x 10' 9" (3.38m x 3.27m) plus recess

Bedroom Two

13' 6" x 8' 6" (4.11m x 2.59m)

Bedroom Three

12' 1" x 7' 6" (3.68m x 2.28m)

Bathroom

11' 0" x 6' 10" (3.35m x 2.08m)

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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.

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