



3 Goodban Square  
Ash, Canterbury, CT3 2ER  
£285,000

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# 3 Goodban Square

Ash, Canterbury

A charming semi-detached cottage, set within the Ash Conservation Area, offering immaculately presented and recently renovated accommodation.

## 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, Bowles 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, Canterbury and the new Parkway Railway Station in Cliffsend (9 miles) 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.

wardrobes, and useful study nook, complete the second floor whilst enjoying pleasant rooftop views. This truly charming cottage is fully double glazed and gas centrally heated.

## Outside

The property enjoys a landscaped low maintenance courtyard garden to the front, with a paved patio enclosed by picket fencing. To the side is a gravelled partially walled garden, perfect for alfresco entertaining. The property sits in a peaceful position towards the top of Goodban Square, and on street parking is available within Chilton Place as well as on The Street.

## Services

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

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **01304 821199**

## Tenure

Freehold

## Current Council Tax Band: A

## EPC Rating: D

## 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.

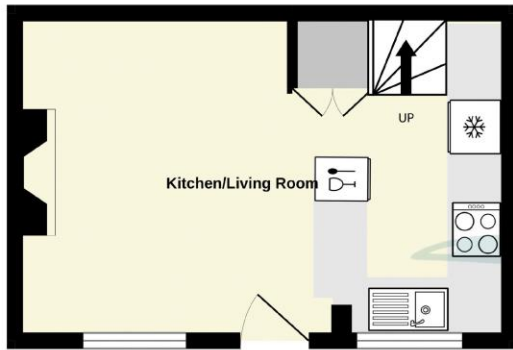
## The Property

Tucked away within the heart of Ash Village lies this delightful semi detached cottage enjoying a peaceful position and immaculately presented accommodation that has been the subject of extensive renovations by the present owner over the last three years. A welcoming open plan kitchen/living room occupies the ground floor with hard flooring running throughout and a handsome wood burning stove inset in the fireplace. The kitchen area is fitted with a comprehensive range of grey shaker units and integrated fridge/freezer, dishwasher and cooking appliances. To the first floor lies a pretty dual aspect double bedroom together with a light and airy bathroom, beautifully styled with a white suite including a vanity sink, freestanding bath and separate corner shower. The principal bedroom with its range of built in

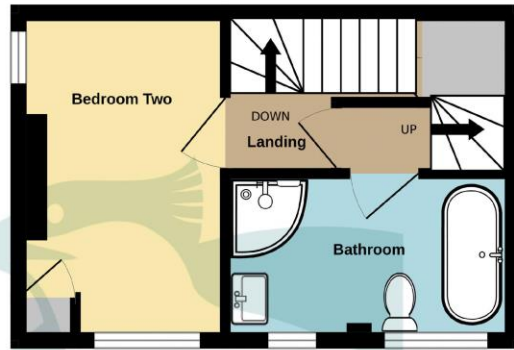


To view this property call Colebrook Sturrock on **01304 612197**

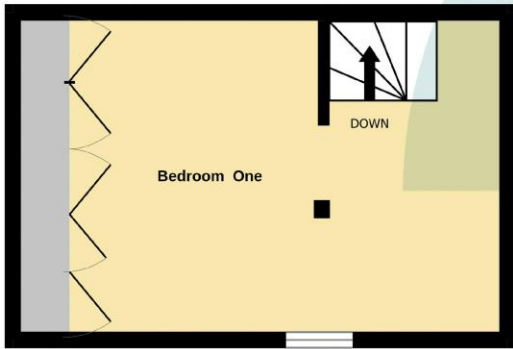
Ground floor  
205 sq.ft. (19.0 sq.m.) approx.



Second floor  
209 sq.ft. (19.4 sq.m.) approx.



First floor  
207 sq.ft. (19.3 sq.m.) approx.



**TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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### Kitchen/Living Room

18' 1" x 11' 8" (5.51m x 3.55m)

### First Floor

#### Bedroom Two

11' 10" x 7' 7" (3.60m x 2.31m)

#### Bathroom

10' 1" x 5' 7" (3.07m x 1.70m)

### Second Floor

#### Bedroom One

15' 0" x 10' 0" (4.57m x 3.05m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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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