



15 Gardners Close
Ash, Canterbury, CT3 2AG
£575,000

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15 Gardners Close

Ash, Canterbury

Attractive and well-presented detached family home within a popular development and cul-de-sac location.

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

This modern detached home is set within a highly desirable development, located in a sought-after village and occupying arguably the best position within a quiet cul-de-sac. The property features four well-proportioned bedrooms, two of which boast en-suite shower rooms, in addition to a family bathroom. The ground floor provides generous living space, including a spacious sitting room, a fitted kitchen/breakfast room, separate dining room for formal gatherings, and a fitted study for working from home. A practical utility room and a ground-floor cloakroom/WC further enhance convenience and functionality. With its prime location, modern layout, and ample living space, this home offers an excellent opportunity for comfortable and stylish living in a sought-after setting.

Outside

This beautifully maintained corner plot garden offers a serene and private outdoor space. The garden is primarily laid to lawn, creating a lush, green setting, while a good variety of established shrubs, trees, and flower borders provide vibrant colour and natural interest throughout the year. A paved seating area offers the perfect spot for outdoor dining or relaxation, surrounded by the tranquillity of the well-tended greenery. The garden is fully enclosed, ensuring privacy and a peaceful retreat. The property also benefits from a driveway, secured by double wooden gates, leading to a detached double garage, providing ample parking and storage. In addition, there is a timber shed.

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: F

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**

Total Approximate Area = 1688 sq ft / 156.8 sq m

For identification only - Not to scale

Sitting Room

19' 4" x 14' 10" (5.89m x 4.52m)

Dining Room

13' 7" x 9' 7" (4.14m x 2.92m)

Kitchen

15' 10" x 13' 6" (4.82m x 4.11m)

Utility Room

9' 9" x 5' 1" (2.97m x 1.55m)

Study

9' 7" x 7' 11" (2.92m x 2.41m)

Cloakroom/WC

5' 0" x 3' 8" (1.52m x 1.12m)

First Floor

Bedroom One

14' 10" x 14' 1" (4.52m x 4.29m)

Ensuite One

8' 3" x 7' 2" (2.51m x 2.18m)

Bedroom Two

14' 10" x 10' 7" (4.52m x 3.22m)

Ensuite Two

7' 1" x 5' 0" (2.16m x 1.52m)

Bedroom Three

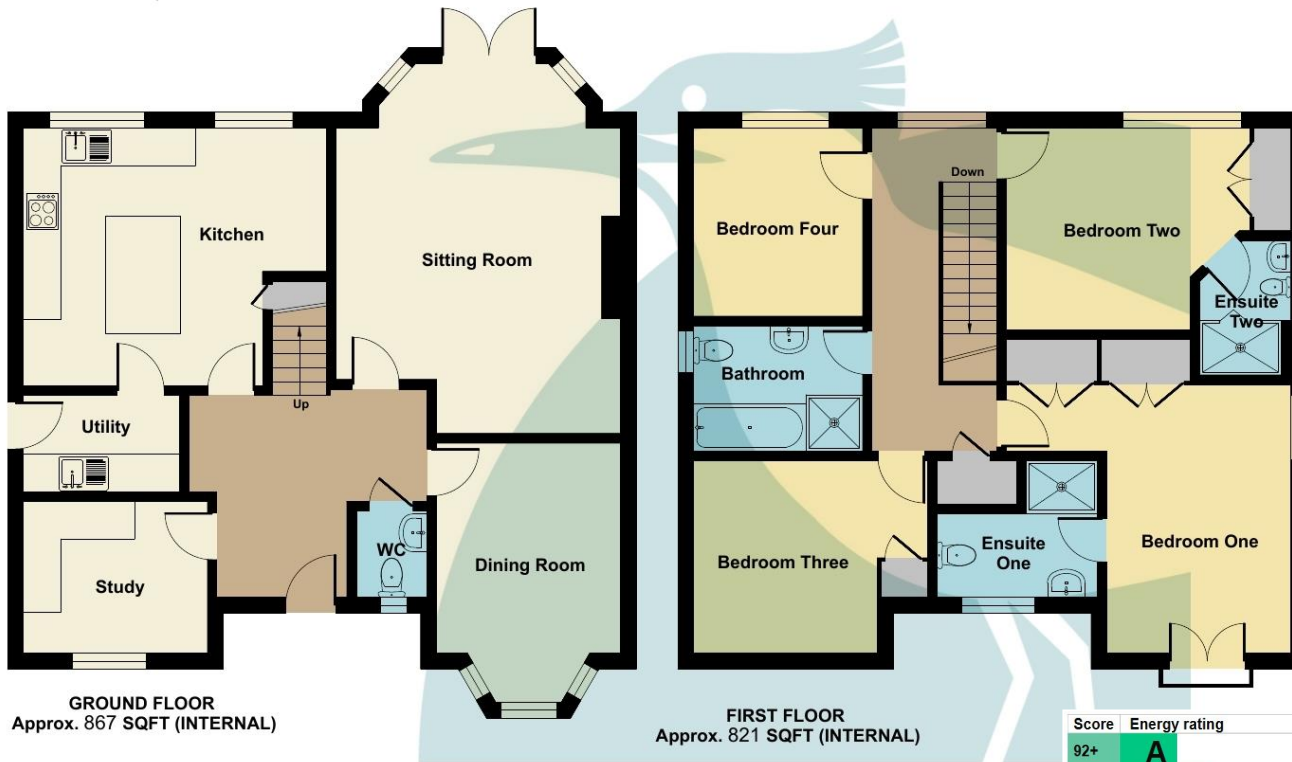
15' 10" x 13' 6" (4.82m x 4.11m)

Bedroom Four

10' 0" x 9' 1" (3.05m x 2.77m)

Bathroom

9' 2" x 6' 9" (2.79m x 2.06m)



GROUND FLOOR
Approx. 867 SQFT (INTERNAL)

FIRST FLOOR
Approx. 821 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1178377



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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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