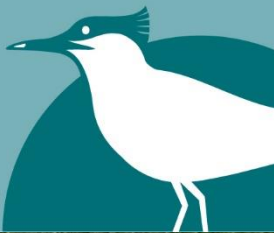




92A The Street
Ash, CT3 2AA

Guide Price: £600,000 - £625,000

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92A The Street

Ash

A wonderful four bedroom, extended, detached family home in a desirable and secluded corner plot.

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 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.

The Property

This charming detached, extended family home is nestled in a desirable and secluded corner plot, offering a peaceful setting with lovely views of the church steeple. The property is accessed via a secure five-bar gate, with a driveway leading to a double garage. The well-configured accommodation spans two floors and is filled with natural light, providing ample living space. A welcoming entrance hall features glazed double doors that lead into a stunning double-aspect sitting room, complete with a feature stone fireplace and a cozy log-burning stove. Further glazed doors open into the garden room/conservatory, a perfect space to relax and enjoy the beautiful gardens. The contemporary kitchen/breakfast room is equipped with stylish cream gloss units, quartz stone worktops, and concealed cabinet and skirting lighting, creating a sleek and functional space. Additionally, there is a versatile reception room that could serve as a snug

or formal dining room, offering flexibility for family living. A spacious utility room and a ground-floor cloakroom are situated to the rear of the garage, with potential for future conversion, subject to planning permission. Upstairs, the generous landing leads to four double bedrooms, including a principal suite with an en-suite bathroom, along with a family shower room.

Outside

The property is set within secluded, well-established gardens, which are mainly laid to lawn and feature a variety of mature trees, shrubs, and hedging. A paved seating area provides a wonderful space to enjoy the outdoor surroundings in privacy and peace.

Services

We are informed that all main services are connected to the property with the benefit of a Glow Worm gas combination boiler which was installed in October 2022.

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 = 2345 sq ft / 217.8 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR
Approx. 840 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1240 SQFT (INTERNAL)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sitting Room

23' 3" x 13' 11" (7.08m x 4.24m)

Conservatory

15' 3" x 14' 10" (4.64m x 4.52m)

Dining Room

10' 0" x 8' 0" (3.05m x 2.44m)

Kitchen

19' 10" x 14' 10" (6.04m x 4.52m)

Utility Room

10' 8" x 8' 11" (3.25m x 2.72m)

Cloakroom

4' 9" x 2' 11" (1.45m x 0.89m)

Garage

16' 10" x 15' 9" (5.13m x 4.80m)

First Floor

Bedroom One

13' 11" x 13' 1" (4.24m x 3.98m)

Bedroom Two

14' 0" x 9' 9" (4.26m x 2.97m)

Bedroom Three

12' 3" x 10' 5" (3.73m x 3.17m)

Bedroom Four

10' 6" x 9' 11" (3.20m x 3.02m)

Bathroom

6' 10" x 5' 3" (2.08m x 1.60m)

Shower Room

8' 3" x 7' 3" (2.51m x 2.21m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1220619

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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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Also in: Hawkinge • Saltwood • Walmer

