



Great Ware Farm, Ware Farm Road
Ware, Ash, Canterbury, CT3 2NA
Guide Price £735,000

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Great Ware Farm

Ware Farm Road, Ware, Ash, Canterbury

A delightful detached farmhouse situated in an idyllic secluded location in the peaceful rural hamlet of Ware with gardens extending to approximately 0.67 acres.

Situation

Situated in a secluded location, overlooking a pond at the end of a no-through road. Whilst benefitting from a private rural location Great Ware Farm is only a short distance from the village of Ash and the junction with the A257. 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 village of Ash and the River Stour. 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.

The Property

A rare and exciting opportunity to acquire this delightful detached farmhouse, coming to the market for the first time in almost 80 years. Held within the same family ownership throughout this time, this property offers a unique chance to own a home brimming with character, history, and potential. The accommodation, arranged over two floors, is deceptively spacious and features a wealth of original details, including exposed timbers and fireplaces. The ground floor is accessed via an entrance porch, leading into a boot room and utility room-perfect for modern family needs. The hallway then opens up to a cosy study/snug, providing a tranquil space, which flows into a generous dining room. From here, the property continues to a well-equipped kitchen and a double-aspect sitting room, creating an ideal layout for family living and entertaining. Upstairs, the principal bedroom enjoys the luxury of an en-suite shower room, while a hidden access via the wardrobe leads to a useful loft room, offering storage and potential for further development. Two additional bedrooms are served by a family bathroom

and a separate cloakroom. Further benefits include uPVC double glazing, oil-fired central heating with a Calor gas connection to the hob. This wonderful farmhouse, with its rich history and character, offers a fantastic opportunity to make it your own. Whether you wish to preserve its charm or explore its potential, this is a home that will not be available for long and viewing is highly recommended.

Outside

Outside, the property sits within approximately 0.67 acres of mature gardens. The gardens are mainly laid to lawn, interspersed with a variety of established trees, hedging, and flower and shrub borders, providing a peaceful and private environment. The property also benefits from a greenhouse, timber cabin, and an outside WC, making it an ideal space for gardening enthusiasts or those with creative hobbies seeking additional space and storage.

Services

Mains water & electricity. Oil fired central heating. Private drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: G

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.



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

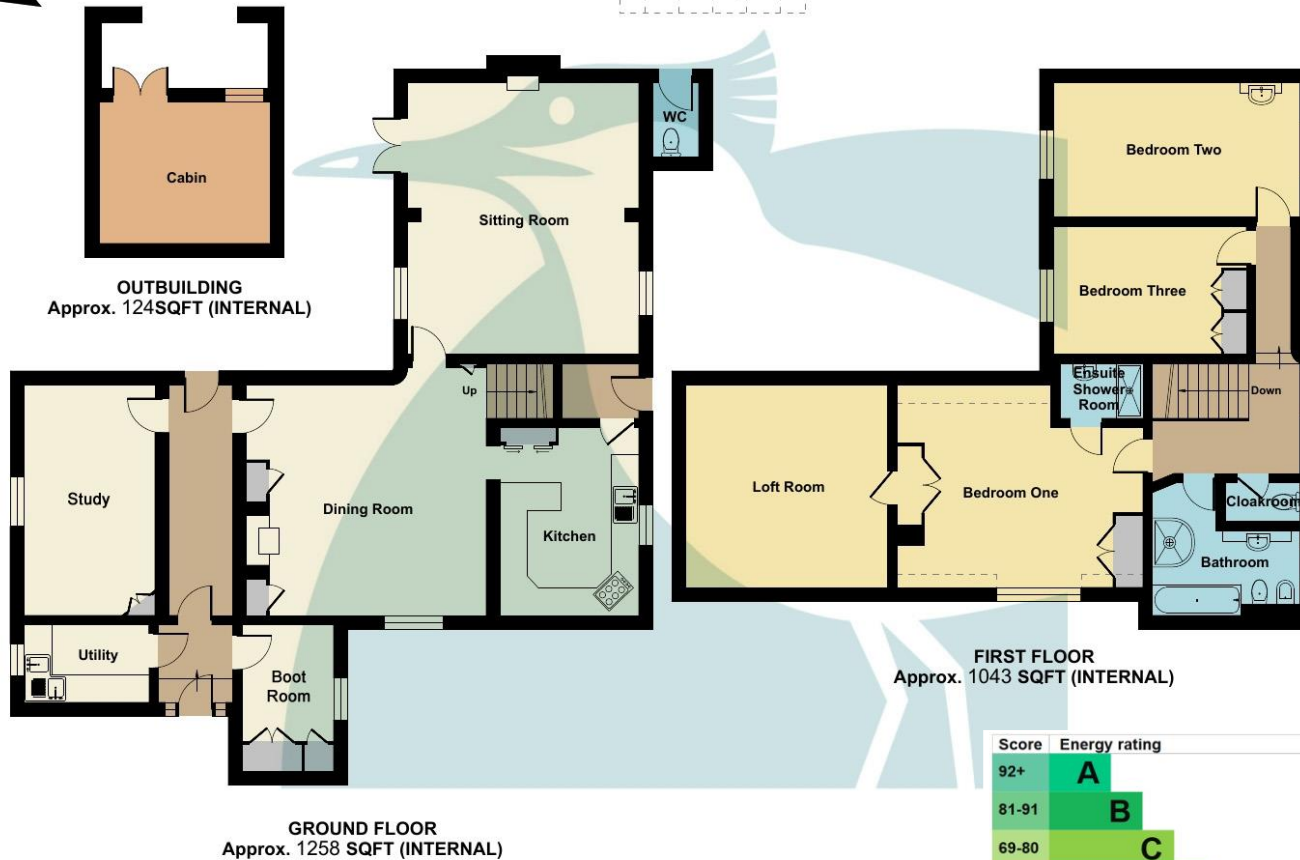
Total Approximate Area = 2417 sq ft / 224.5 sq m (includes outbuildings)

Limited Use Area(s) = 26 sq ft / 2.4 sq m

For identification only - Not to scale



Denotes restricted head height



Sitting Room

19' 1" x 16' 7" (5.81m x 5.05m)

Dining Room

17' 6" x 17' 2" (5.33m x 5.23m)

Kitchen

13' 2" x 9' 11" (4.01m x 3.02m)

Utility Room

8' 11" x 5' 7" (2.72m x 1.70m)

Boot Room

10' 6" x 6' 7" (3.20m x 2.01m)

Study

16' 6" x 9' 5" (5.03m x 2.87m)

WC

5' 4" x 3' 4" (1.62m x 1.02m)

First Floor

Bedroom One

17' 8" x 14' 2" (5.38m x 4.31m)

Ensuite Shower Room

6' 2" x 4' 5" (1.88m x 1.35m)

Bedroom Two

17' 8" x 9' 7" (5.38m x 2.92m)

Bedroom Three

14' 0" x 9' 7" (4.26m x 2.92m)

Bathroom

10' 7" x 9' 8" (3.22m x 2.94m)

Cloakroom

3' 7" x 2' 9" (1.09m x 0.84m)

Loft Room

14' 4" x 14' 0" (4.37m x 4.26m)

Cabin

12' 3" x 10' 2" (3.73m x 3.10m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1221864

19 Market Street, Sandwich, Kent CT13 9DA

t: 01304 612197

sandwich@colebrooksturrock.com



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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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