



Clear View, Ash Road
Sandwich, CT13 9JB
£425,000

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Clear View

Ash Road, Sandwich

A deceptively spacious detached bungalow, set on the outskirts of Sandwich, offering newly refurbished contemporary accommodation with no onward chain.

Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. Both Sandwich, Canterbury and the new Parkway Railway Station in Cliffsend (approx 7.5 miles) offer high speed train services to London St Pancras, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

Clear View is a beautifully presented, double-fronted detached bungalow set back from the road, offering attractive rural views to both the front and rear. Recently renovated throughout, the property features bright, versatile, and contemporary living spaces. The welcoming entrance hall is flanked by two matching, bay-fronted double bedrooms. Beyond, you'll find the principal bedroom suite, complete with a dressing room and a stylish ensuite bathroom, featuring ornate tiling and a freestanding roll-top bath. At the heart of the home is a spacious kitchen/dining area, fitted with sleek, handleless units and a full range of integrated appliances. Adjacent is a contemporary family bathroom, complete with large shower enclosure, and beyond is the light-filled, triple-aspect sitting room, with French doors opening into a charming garden room, ideal for relaxing or entertaining. This immaculate home benefits from full double glazing, and is offered for sale with no onward chain.

Outside

At the front of the bungalow, a block-paved driveway offers off-road parking for up to three vehicles, alongside a neatly planted flower bed. A side garden features a patio area with a useful utility space and provides access to a dedicated work-from-home office. This insulated outbuilding is equipped with power and offers a comfortable workspace year-round. Beyond the office, there are additional sheds and practical storage areas. To the rear, a generously sized lawned garden is bordered by flower beds and enclosed by timber fencing, offering a high degree of privacy. The garden enjoys open views over the adjoining fields, enhancing the sense of space and rural charm. This outdoor area is accessed directly via doors leading from the garden room.

Services

Mains water and electricity are understood to be connected to the property. Oil heating and hot water. Private drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

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**

Approximate Area = 1312 sq ft / 121.8 sq m (excludes lean-to)

Outbuilding = 131 sq ft / 12.1 sq m

Total = 1443 sq ft / 133.9 sq m

For identification only - Not to scale



Sitting Room

15' 4" x 11' 5" (4.67m x 3.48m)

Garden Room

15' 6" x 8' 7" (4.72m x 2.61m)

Kitchen/Diner

18' 1" x 11' 4" (5.51m x 3.45m)

Principal Bedroom

12' 8" x 8' 4" (3.86m x 2.54m)

Dressing Room

11' 5" x 9' 3" (3.48m x 2.82m)

Ensuite

8' 2" x 6' 7" (2.49m x 2.01m)

Bedroom Two

11' 10" x 11' 6" (3.60m x 3.50m)

Bedroom Three

11' 11" x 11' 6" (3.63m x 3.50m)

Bathroom

11' 0" x 6' 6" (3.35m x 1.98m)

Lean To

12' 10" x 4' 1" (3.91m x 1.24m)

Home Office

11' 9" x 11' 2" (3.58m x 3.40m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 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). © n°checom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1345251

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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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