



84 New Street
Ash, Canterbury, CT3 2BN
£435,000

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84 New Street

Ash, Canterbury

Modern detached family home, offering well-proportioned accommodation and no onward chain, positioned in the sought after village of Ash.

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

Located in the desirable village of Ash, this modern detached home presents well-sized, chain-free accommodation ideal for families. Recently redecorated in a neutral palette, the house holds fantastic scope for new owners to personalise and update. A wide, inviting hallway, with useful cloakroom, leads through glazed double doors to a bright, dual-aspect sitting room where a large bay window lets in abundant natural light. More glazed doors open into the rear dining room, which enjoys views of and access to the garden. Next to the dining room is a spacious L-shaped kitchen/breakfast area that also connects back to the main hallway. A separate study is positioned at the front of the property. Upstairs, four well-proportioned bedrooms are served by a family

bathroom and two ensuite shower rooms. The house benefits from full double glazing, gas central heating, and generous built-in storage throughout.

Outside

To the front is a good size lawned garden surrounded by hedging and with a long driveway running adjacent providing off-road parking and vehicular access to the single car garage, with up and over door and personal door to garden. The walled rear garden is also laid mainly to lawn, with mature trees and shrubs providing privacy and year round interest.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

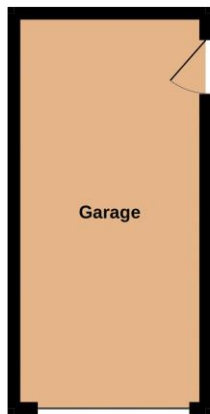
EPC Rating: C

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 FLOOR AREA : 1537 sq.ft. (142.8 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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Ground floor
859 sq.ft. (79.8 sq.m.) approx.

First floor
677 sq.ft. (62.9 sq.m.) approx.



Entrance Hallway

9' 7" x 6' 2" (2.92m x 1.88m)

Study

8' 11" x 6' 3" (2.72m x 1.90m)

Sitting Room

20' 2" into bay x 12' 8" (6.14m x 3.86m)

Dining Room

10' 11" x 9' 9" (3.32m x 2.97m)

Kitchen/Breakfast Room

L-Shaped 15' 5" x 14' 6" (4.70m x 4.42m)

Cloakroom

6' 4" x 3' 5" (1.93m x 1.04m)

First Floor

Bedroom One

15' 11" to front of wardrobes x 10' 2" (4.85m x 3.10m)

Ensuite Shower Room

9' 8" max x 4' 2" (2.94m x 1.27m)

Bedroom Two

13' 4" x 9' 8" (4.06m x 2.94m)

Ensuite

6' 1" x 5' 2" (1.85m x 1.57m)

Bedroom Three

11' 9" x 8' 9" (3.58m x 2.66m)

Bedroom Four

9' 9" x 8' 11" (2.97m x 2.72m)

Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

Garage

18' 4" x 8' 11" (5.58m x 2.72m)

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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