



67 Chequer Lane,
Ash, CT3 2AX
£410,000

colebrooksturrock.com





67 Chequer Lane

Ash

An attractive Victorian detached family home, enjoying characterful accommodation and a good size garden, 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, 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 attractive detached Victorian home has been thoughtfully extended and modernised by the current owners, blending period character with contemporary comfort. At the front, a traditional sitting room features a large bay window and modern fireplace. To the rear, a spacious L-shaped open-plan kitchen/dining area is ideal for family life, with stylish cabinetry, eye-catching worktops, integrated appliances, and a dishwasher. French doors open directly onto the rear garden, enhancing the indoor-outdoor flow.

The entrance hallway includes a practical ground floor cloakroom/laundry, with stairs leading to the first floor where you'll find three good sized bedrooms. The charming family bathroom is complemented by a sleek ensuite shower room to the principal bedroom. This much-loved and

characterful home retains original features such as stripped panel doors and elegant fireplaces and benefits from double glazing and gas central heating.

Outside

Set back from the road, the property is fronted by a small, beautifully planted garden filled with flowering shrubs. A side gate leads to a generous enclosed rear garden, mainly laid to lawn and edged with mature trees and shrubs. A timber deck runs along the rear of the house, offering a perfect spot to enjoy the morning sun. At the far end of the garden, there is a timber workshop and storage sheds as well as an area of hardstanding for off-road parking, accessible via double timber gates from Queen's Road.

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: D

EPC Rating: TBC

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**



Sitting Room

12' 5" x 11' 0" (3.78m x 3.35m) plus bay

Dining Area

11' 7" x 10' 2" (3.53m x 3.10m)

Kitchen Area

16' 1" x 7' 10" (4.90m x 2.39m)

Cloakroom/Laundry

5' 7" x 5' 6" (1.70m x 1.68m)

First Floor

Principal Bedroom

14' 4" x 10' 11" max (4.37m x 3.32m)

Ensuite

7' 6" x 4' 4" (2.28m x 1.32m)

Bedroom Two

11' 6" x 8' 0" (3.50m x 2.44m)

Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m)

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	65 D
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Hawkinge • Saltwood • Walmer