



91 The Street
Ash, Canterbury, CT3 2AD
£250,000

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91 The Street

Ash, Canterbury

A unique single storey dwelling nestled within the picturesque village of Ash, offering spacious split-level accommodation, great scope for improvement and no onward chain.

Situation

The sought-after village of Ash is surrounded by beautiful countryside with the village itself offering a wide selection of amenities which include pubs, primary school, 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. The no. 43 bus service from Canterbury to Sandwich currently passes through the village approximately once every half an hour. 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.

This chain free home has gas central heating, and most windows are double glazed.

Outside

To the rear of the bungalow is a gently sloping garden that descends towards Moat Lane, where two off-road parking spaces are conveniently accessed. Attractive flower and shrub borders sit between and to either side of the parking areas, adding colour and interest to the outlook.

Steps to the right lead up to a wide concrete patio extending across the back of the property — an ideal spot for outdoor dining, relaxation, or a washing line. A small garden shed is positioned at the end of one of the parking spaces, offering useful external storage.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: E

Agents Note

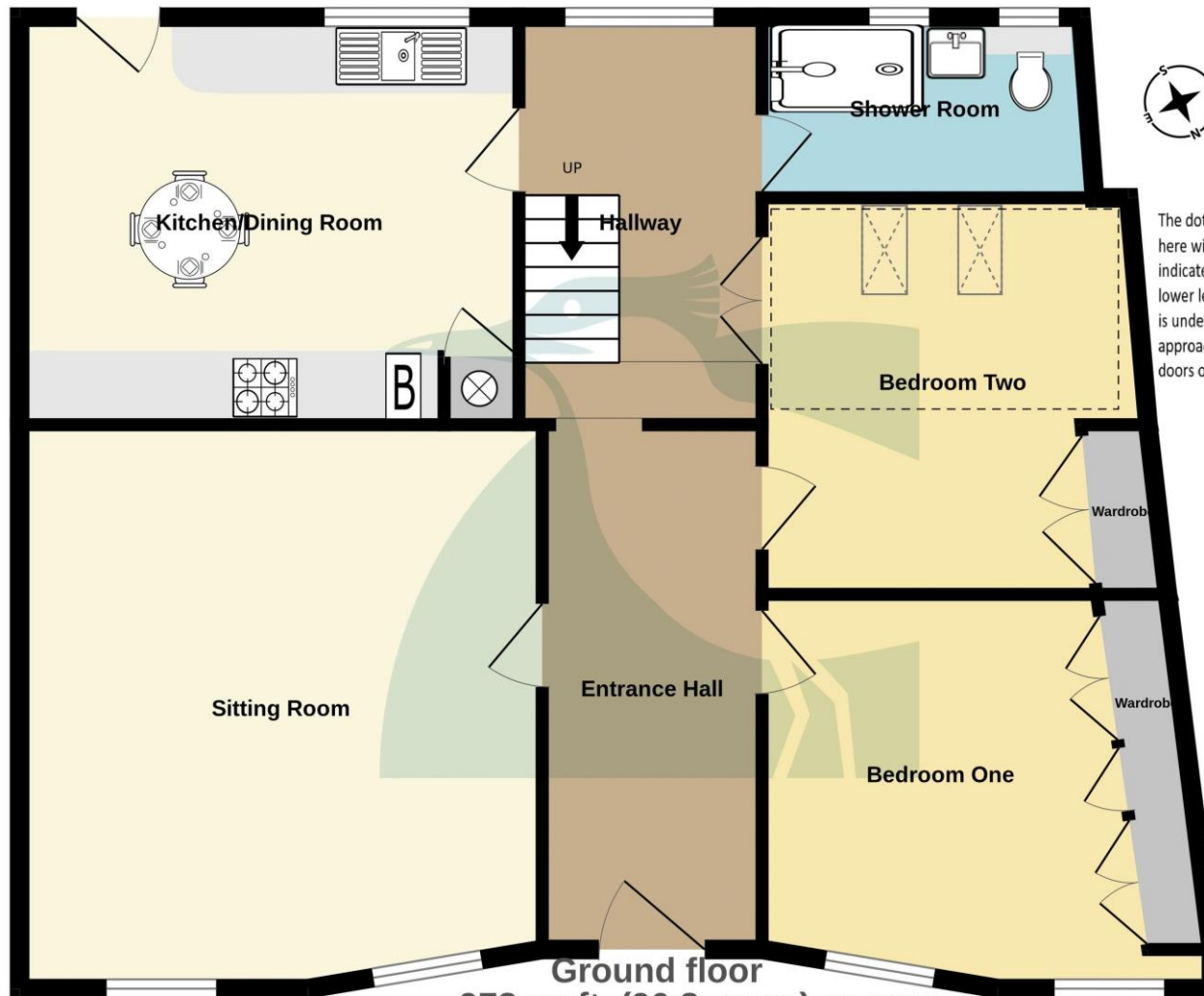
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

The Property

A unique single storey dwelling, boasting an attractive brick facade under a slate roof, with a cupola sited in the centre of the roof. The spacious, split-level layout offers an intriguing and light-filled design, enhanced by generous windows and vaulted ceilings that create a wonderful sense of space. The accommodation includes two double bedrooms, both with built-in wardrobes, a welcoming entrance hallway, and a comfortable sitting room to the front. A short, easy half-flight of stairs leads to the lower level, where you'll find a bright kitchen/diner, shower room, rear hallway, and a practical storage room. There is also an additional storage area located beneath the second bedroom (with restricted head height of approx 4'8"). While the property would now benefit from modernisation, it presents an excellent opportunity for new owners to update and personalise the accommodation to their own taste.



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



Ground floor
978 sq.ft. (90.8 sq.m.) approx.
 TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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Entrance Hallway

15' 9" x 6' 7" (4.80m x 2.01m)

Sitting Room

16' 11" x 15' 8" (5.15m x 4.77m)

Kitchen/Dining Room

15' 0" x 12' 0" (4.57m x 3.65m)

Bedroom One

13' 6" x 11' 10" (4.11m x 3.60m)

Bedroom Two

11' 11" x 11' 8" (3.63m x 3.55m)

Shower Room/WC

9' 7" x 5' 5" (2.92m x 1.65m)

Rear Hallway

12' 5" x 7' 5" (3.78m x 2.26m)

Storage Room

11' 10" x 5' 9" (3.60m x 1.75m) with restricted 4'8" head height

The dotted line rectangle shown here within Bedroom Two indicates the position of the lower level Storage Room which is underneath bedroom two and approached through double doors off the rear facing hallway.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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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