



49 Glebelands
Ash, Canterbury, CT3 2HY
Offers in Excess of £285,000

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49 Glebelands

Ash, Canterbury

A modern link-detached chalet bungalow in a quiet setting, offering versatile accommodation in a contemporary style.

Situation

The village of Ash is situated in a beautiful part of rural Kent and is located approximately 9 miles from the Cathedral City of Canterbury and approximately 3 miles from the historic Cinque port of Sandwich. Ash is a prosperous village with a range of local shops, a library, post office, village pubs, a doctor's surgery and two well-regarded primary schools. An excellent bus service links Ash to both Canterbury and Sandwich. Sandwich Railway Station also provides a high-speed train service to London and therefore puts Ash within commuter distance of the Capital.

The Property

Glebelands is a quiet residential setting on the western edge of the picturesque village of Ash. No: 49 is a modern link-detached chalet bungalow that offers spacious and light accommodation together with a versatile layout. To the ground floor is a rear sitting/dining room with bright conservatory beyond, whilst the contemporary kitchen lies adjacent fitted with sleek handleless gloss units and integrated fridge/freezer, dishwasher and cooking appliances. To the front is a spacious shower room and a ground floor double bedroom. To the first floor is the principal bedroom suite, complete with ensuite bathroom, and an additional single bedroom, boasting built in storage. This much-loved home is double glazed and gas centrally heated, via a combi boiler located in the garage.

Outside

The property is set back from the road by a lawned front garden, planted with established shrubs and enclosed by a low brick wall. A driveway providing parking and vehicular access runs alongside and

leads to the attached single garage, with up and over door plus power and lighting connected. The private rear garden is well tended and predominantly lawned with a paved patio area extending from the rear elevation. This delightful space is fully stocked with a wide variety of flowering plants and mature shrubs, whilst a productive vegetable patch occupies one corner.

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: C

EPC Rating: E

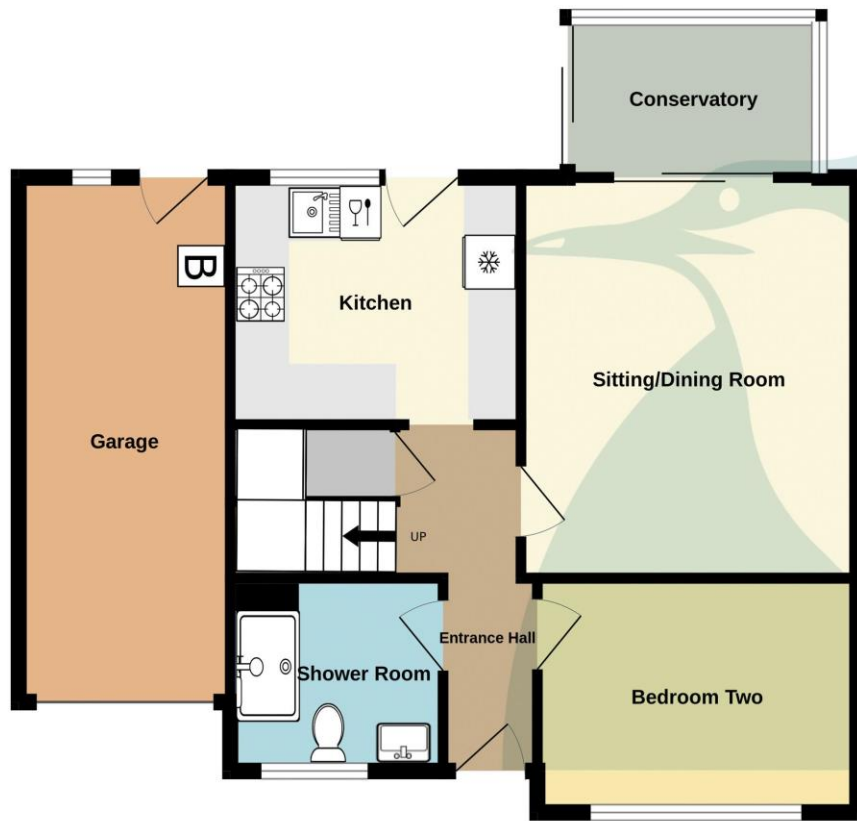
Agents Note

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.



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

Ground floor
701 sq.ft. (65.1 sq.m.) approx.



First floor
290 sq.ft. (26.9 sq.m.) approx.



Sitting/Dining Room

14' 3" x 12' 4" (4.34m x 3.76m)

Kitchen

10' 8" x 8' 7" (3.25m x 2.61m)

Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m)

Shower Room

7' 4" x 6' 4" (2.23m x 1.93m)

Garage

18' 8" x 7' 9" (5.69m x 2.36m)

First Floor

Bedroom One

13' 6" max x 12' 6" max (4.11m x 3.81m)

Ensuite Bathroom

6' 4" x 4' 11" (1.93m x 1.50m)

Bedroom Three

7' 9" plus wardrobes x 7' 3" (2.36m x 2.21m)

TOTAL FLOOR AREA : 991 sq.ft. (92.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 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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