



Sheergate Cottage, Ware  
Ash, Canterbury, CT3 2LY  
£775,000

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# Sheergate Cottage

Ware, Ash, Canterbury

Located in the peaceful and rural hamlet of Ware, a spacious detached family home set within approximately one acre of garden.

## Situation

The property is set amongst the beautiful tapestry of rural Kent countryside in prime fruit growing land and lies in part of the peaceful rural hamlet of Ware, midway between the larger village of Ash and the River Stour. Ash and Preston villages, both within 3 miles, each provide a range of local amenities with their own primary schools and range of local shops. The market town of Sandwich is 5 miles distant with Canterbury 11 miles and Westwood Cross shopping centre 12 miles. There are easy connections to the motorway network, high speed rail network and the continent.

## The Property

A wonderful family home set within an acre of stunning gardens with spacious and well configured accommodation comprising; spacious entrance hall, sitting room, study, playroom, kitchen, dining room, conservatory and cloakroom on the ground floor. There are four well-proportioned bedrooms on the first floor and a family bathroom with separate shower cubicle, with the principal bedroom benefiting from an en-suite bathroom with a separate shower cubicle. Further benefits include oil fired central heating, open log fire in the sitting room and recently installed UPVC double glazing.

## Outside

A five-bar gate leads to a gravel drive and detached double garage. allowing ample off-road parking. The gardens surround the house and are mainly laid to lawn with deep planted borders and a lovely running water feature. There are splendid views across the open parts of the garden across paddocks and farmland.

## Services

Mains electricity and water are connected. Oil fired central heating system and drainage to a cesspit.

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: E

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.

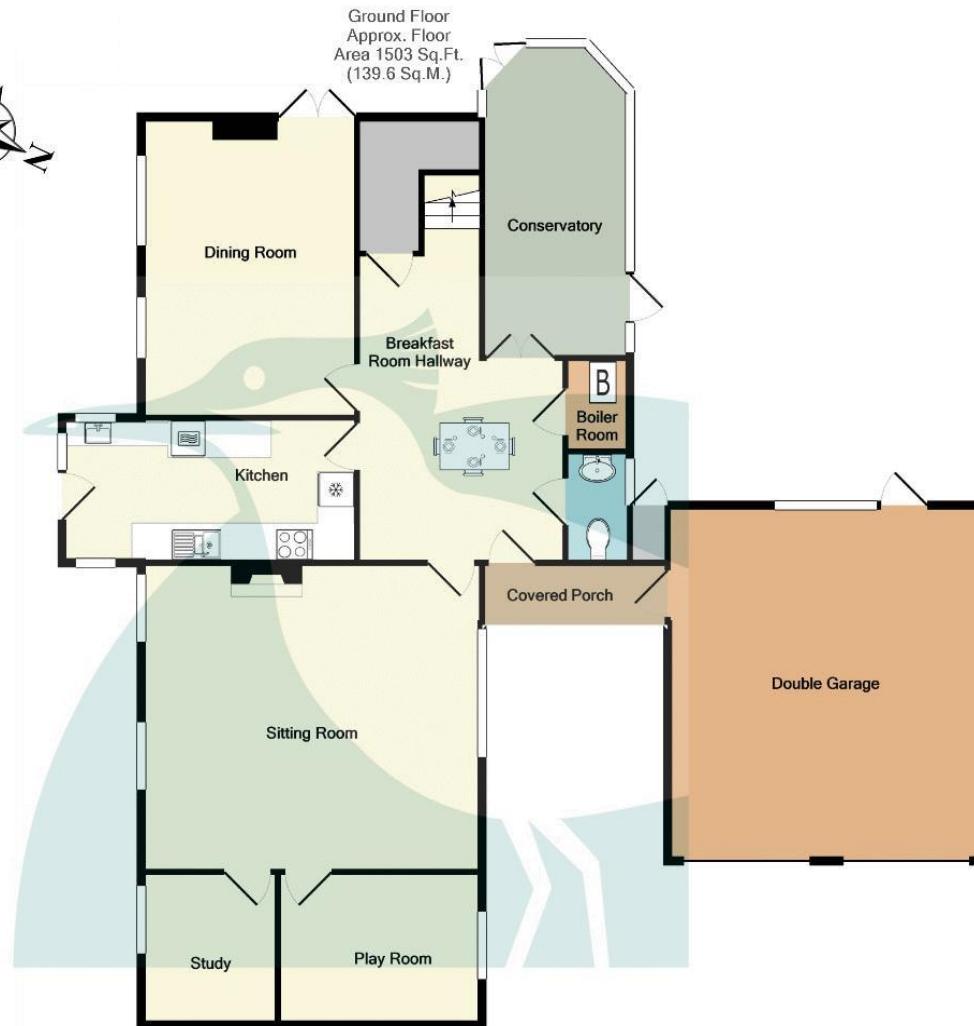
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		





To view this property call Colebrook Sturrock on **01304 813666**





Total Approx. Floor Area 2476 Sq.Ft. (230.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Covered Porch

Breakfast Room Hallway  
16' 7" max x 11' 3" max (5.05m x 3.43m)

Conservatory  
17' 2" x 7' 10" (5.23m x 2.39m)

Dining Room  
16' 0" x 11' 7" (4.87m x 3.53m)

Kitchen  
15' 11" x 7' 9" (4.85m x 2.36m)

Sitting Room  
18' 4" x 16' 7" (5.58m x 5.05m)

Play Room  
10' 9" x 8' 2" (3.27m x 2.49m)

Study  
8' 2" x 7' 2" (2.49m x 2.18m)

Downstairs WC

First Floor Landing

Bedroom One  
15' 1" x 12' 6" (4.59m x 3.81m)

Ensuite  
12' 3" x 6' 11" (3.73m x 2.11m)

Bedroom Two  
15' 3" x 14' 2" (4.64m x 4.31m)

Bedroom Three  
12' 4" x 11' 1" (3.76m x 3.38m)

Bedroom Four  
11' 8" x 9' 9" (3.55m x 2.97m)

Bathroom  
11' 0" x 8' 2" (3.35m x 2.49m)

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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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