



2 First & Last Cottages, Sandwich Road
Ash, Canterbury, CT3 2AF
£218,000

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2 First & Last Cottages

Sandwich Road, Ash, Canterbury

A charming Grade II listed mid terraced cottage set in the sought after village of Ash boasting characterful accommodation and a garage.

Situation

Located just a half mile from the centre of this picturesque and popular Kentish village with an array of useful local amenities including primary schools, pubs, supermarket, take-away, doctor's surgery and dispensing chemist. The nearby medieval Cinque Port of Sandwich provides additional facilities including main line railway station with high speed services to London, alternative primary school and excellent secondary school options. Canterbury City centre is easily accessible to the west, approx 10 miles distance. The nearby coastline boasts three championship golf courses and there are leisure centres in Sandwich and nearby Deal. There is an abundance of lovely walks to be enjoyed on lanes and footpaths from Ash. Just 150 yards along the road to the west is the entrance to Burford's Alley which leads through to the local village recreation ground and sports pitches.

The Property

Nestled in the picturesque village of Ash, this delightful Grade II listed mid-terraced cottage offers a perfect blend of period character and modern comfort. Beautifully presented, the property features one generously sized double bedroom with lovely double-aspect views, and a stylish bathroom/WC.

On the ground floor, you'll find a welcoming entrance hall, a cosy sitting room full of character, and a well-equipped kitchen. The home benefits from a modern central heating and hot water system, powered by a recently installed gas boiler and radiators.

To the front of the property is off-road parking for one vehicle, while the rear offers a second parking space and a garage with electricity — ideal for storage, a workshop, or additional appliances such as a fridge and freezer, as currently used by the owners. Additional storage is available in the loft space above the cottage.

This enchanting home is perfect for those seeking a peaceful village lifestyle with all the charm and character of a traditional English cottage.

Outside

The cottage forms part of an attractive row of similar period homes, with this particular property enjoying a slightly set-back position from the road. This thoughtful layout provides valuable off-road parking directly in front of the cottage.

To the rear, a private access lane leads to a row of four garages, with the second garage from the left belonging to the property. Featuring a traditional wooden up-and-over door, the garage is equipped with electric lighting and power points, making it ideal for storage, a workshop, or housing additional appliances.

There is also the convenience of an additional off-road parking space directly in front of the garage, allowing easy access without obstructing neighbouring garages. This practical arrangement enhances the overall usability of the home, combining charm with convenience.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

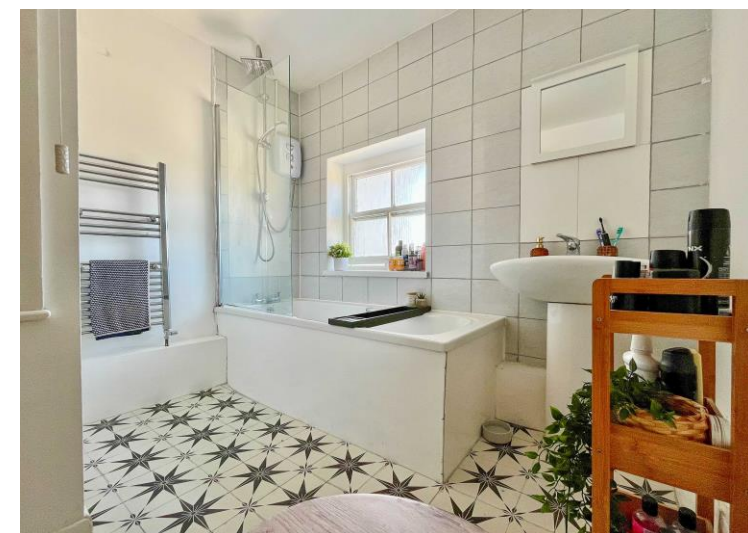
Freehold

Current Council Tax Band: B

EPC Rating: C

Agents Note

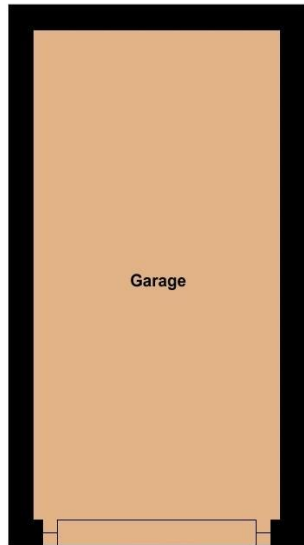
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



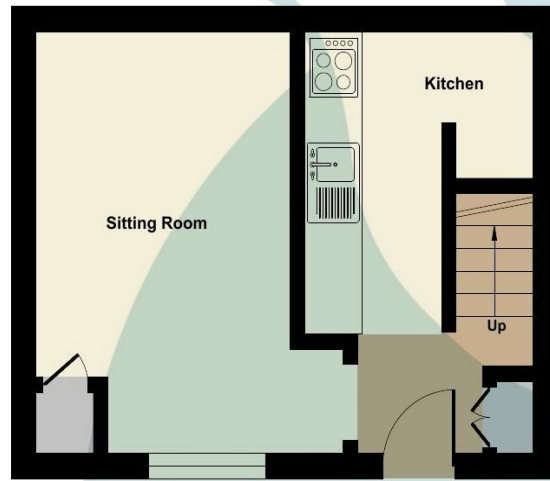
To view this property call Colebrook Sturrock on **01304 612197**

Total Approximate Area = 616 sq ft / 57 sq m (includes garage)

For identification only - Not to scale



GARAGE
Approx. 138 SQFT (INTERNAL)



GROUND FLOOR
Approx. 239 SQFT (INTERNAL)



FIRST FLOOR
Approx. 239 SQFT (INTERNAL)

Sitting Room

13' 10" x 10' 8" (4.21m x 3.25m)

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

First Floor

Bedroom

13' 10" x 9' 0" (4.21m x 2.74m)

Bathroom

8' 0" x 7' 4" (2.44m x 2.23m)

Garage

16' 1" x 8' 7" (4.90m x 2.61m)

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022.
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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.

Also in: Hawkinge • Saltwood • Walmer

