



Coombe Lane, Ash, Canterbury, CT3 2DH

£699,995

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The accommodation is arranged around an impressive circular reception hall, which mimics the footprint of the former windmill site, with character throughout including Canadian spruce beams, vaulted ceilings, oak doors and engineered oak flooring.

The triple-aspect lounge features a striking curved open fireplace and French doors onto the wraparound terrace, with further doors leading into the conservatory.

A farmhouse-style kitchen with range cooker sits alongside the dining room, offering potential to combine the two into a generous open-plan kitchen/dining space, subject to any necessary consents.

There are three double bedrooms, all with built-in storage, together with a family bathroom and separate cloakroom. The flexible layout also offers scope for further reconfiguration if desired.

Self-Contained Annexe

A real highlight of the property is the spacious integral annexe, originally forming part of the mill's grain store. With its own entrance and excellent level of accommodation, it could be perfect for elderly relatives, adult children, extended family or guests, while also offering exciting potential as an Airbnb or holiday let.

The ground floor comprises a generous kitchen/breakfast room, double bedroom, bathroom and spacious dual-aspect living room with direct garden access. Upstairs is a further bedroom, creating an impressive and highly versatile two-bedroom self-contained living space.

Outside

A long gravel driveway approaches the property, passing a large double garage and charming Dutch-style tractor shed. The generous grounds feature lawns, mature trees and shrubs, ample parking and attractive countryside surroundings.



With its separate annexe, flexible accommodation, income potential and wonderfully individual design, this is a rare home offering possibilities that extend far beyond the traditional family house.













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