



24 The Street
Ash | Canterbury | Kent | CT3 2EW

 FINE & COUNTRY



Step inside

24 The Street

Ideally located along The Street in Ash, close to the convenience store, the chemist and the Chequer Inn, is this impressive Grade II Listed Georgian residence originally built in 1799. It also includes a private lane behind the property that leads to off-street parking and a detached outbuilding housing a garage and studio.

Externally, the property has all the hallmarks of a Georgian residence with its high chimneystacks, symmetrical design, multi-pane sash windows, classical pillared entrance and period front door. While internally, period features abound with well-proportioned rooms, high ceilings, ornate coving, panelled doors, high skirting, dado rails and attractive fireplaces.

This is well illustrated in the hallway with its period staircase and an archway through to the kitchen/breakfast room, dining room and cloakroom. There is access to a charming lounge with panelling on the wall, an ornate fireplace with a flame effect gas fire flanked by built-in cupboards and opposite is a cosy sitting room with fitted period cabinets.

The spacious dining room is just the place for formal entertaining and family celebrations. It has a wood surround fireplace, curved shelving and a wide multi-pane door to the walled courtyard garden. The well-proportioned kitchen/breakfast room features attractive units with tiled worktops housing upmarket appliances including an inset induction hob, built-in microwave, oven and warming drawer, as well as an integrated fridge freezer and dishwasher, plus space for a table and chairs. The adjacent utility room includes a stand-alone washing machine and a door to the courtyard garden.

From the hallway, steps lead down to a very large cellar that provides spacious storage facilities and, although there are height issues, it could be used for additional accommodation.

The galleried landing has an airing cupboard and access to the loft, as well as doors to the first floor space. This includes a family bathroom with a built-in cupboard and four bedrooms. There are three doubles and a large single currently set up as an office. One of the doubles has fitted wardrobes, another has built-in shelving and the principal bedroom has built-in cupboards, a walk-in wardrobe and an en suite shower room.

The quintessential English, low-maintenance courtyard garden is a delight. It is spacious and secluded, with various seating areas so you can sit in the shade or sunshine. It has large established shrub borders and storage facilities for bins and garden equipment. There is access to the front of the property and a rear gate that opens onto the private lane owned by the property that leads to Chequers Lane and to two parking spaces and the very useful detached outbuilding.

Double doors from inside the garage lead to the open plan studio that includes a vaulted and beamed ceiling, electrics, lighting and a cloakroom. This represents a rare opportunity for the new owners to have a work from home office or dedicated hobby space.





Sellers' Insight

“ Our parents spent many happy years of their retirement in Ash. They enjoyed living in their well-appointed home and being active members of the community. Ash is a charming and friendly village with a delightful array of period properties and some very useful amenities. In addition to the convenience store and chemist, there is a newsagent, hairdresser, doctors' surgery, physiotherapy centre, a good primary school and St. Faith's Prep School. There are a number of regular activities in the Village Hall, St Nicholas Church and Chequer Inn. The White Mill Farm Shop nearby offers fresh, quality produce and other items. The bus stop on The Street provides easy access to Sandwich and Canterbury.

Sandwich is one of the medieval Cinque Ports towns and is famous for its architecture and world-class Royal St. George's Golf Club. The boutique shops are interesting and the Empire Cinema from the 1930s is a great venue for an evening out. The River Stour runs through the town and many boats are moored there.

The historic, walled city of Canterbury known for its stunning cathedral is a short drive away. Here there is a wonderful mix of old world character and modern convenience. Excellent schools, theatres, restaurants,

shops and heritage buildings are plentiful. Access to Central London is easy by car, bus and train.

With its white cliffs and impressive castle, Dover is also known for its ferry port and the Channel Tunnel making travel to France and the rest of Europe fast and direct.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Sandwich	2.5 miles
Canterbury	8.7 miles
Channel Tunnel	21.0 miles
Dover Docks	16.0 miles
Gatwick Airport	75.1 miles
Charing Cross	72.9 miles

Trains from Sandwich:

St. Pancras	1hr 31 mins
Victoria	1hr 57 mins
Charing Cross	2hrs 9 mins
Dover	23 mins
Canterbury West	57 mins

Leisure Clubs & Facilities

White Mills Wake and Aqua Park	01304 350141
Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Royal Cinque Ports Golf Club	01304 374007
Sandwich Bay Sailing and Water Ski Club	07530 857163
Sandwich Bay Sailing Club	01304 363052
Tides Leisure and Indoor Tennis	01304 373399
Sandwich Leisure Centre	01304 614947
Sandwich Bowling Club	01304 611100
Sandwich Town Cricket Club	01304 617237
Sandwich Lawn Tennis Club	

Healthcare

Ash Surgery	01304 812227
The Market Place Surgery	08443 879997
The Butchery Surgery	01304 612138

Education

Primary Schools:	
Cartright and Kelsey Primary	01304 812539
St Faith's Prep	01304 813409
Northbourne Park Prep	01304 611215
Sandwich Junior School	01304 612227

Secondary Schools:

Sir Roger Manwood's Co-ed Grammar School	01304 613286
Duke of York's Royal Military School, Dover	01304 245023
Dover College	01304 205969
The King's School Canterbury	01227 595502
St Edmund's Canterbury	01227 475600
Sandwich Technology School	01304 610000

Entertainment

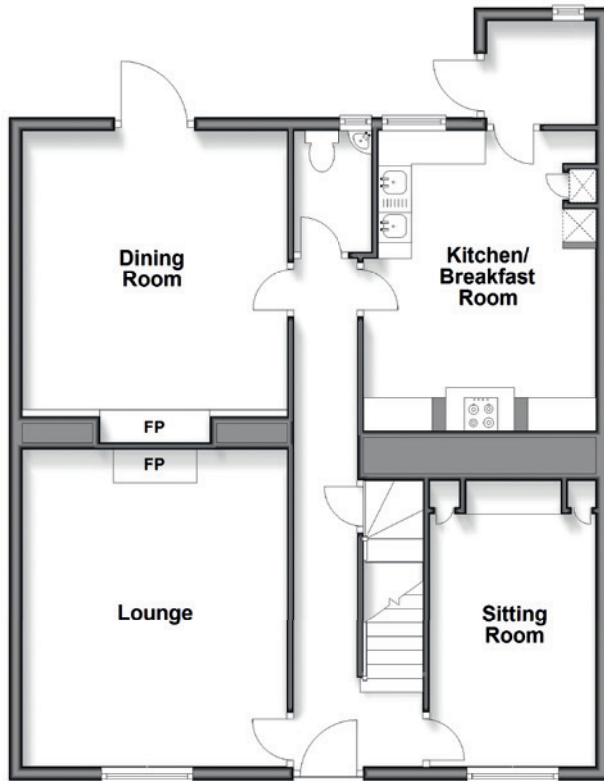
The Chequer Inn	01304 784958
Empire Cinema	01304 620480
Luigi's	01304 615297
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362

Local Attractions / Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Sandwich and Pegwell National Nature Reserves
Walmer, Dover and Deal Castles

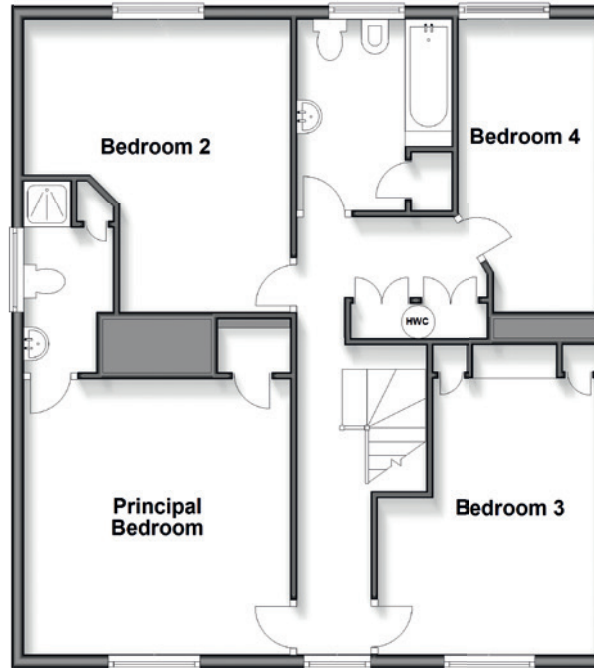
Ground Floor

Approx. 85.9 sq. metres (924.4 sq. feet)



First Floor

Approx. 82.6 sq. metres (889.0 sq. feet)



GROUND FLOOR

- Entrance Hall
- Sitting Room 12'6 x 8'6 (3.81m x 2.59m)
- Lounge 15'7 x 13'1 (4.75m x 3.99m)
- Dining Room 14'7 into bay x 13'1 (4.45m x 3.99m)
- Cloakroom
- Kitchen/Breakfast Room 14'8 (4.47m) x 12'4 (3.76m) narrowing to 11'7 (3.53m)
- Utility Room

BASEMENT

- Cellar 25'1 x 15'1 (7.65m x 4.60m)

FIRST FLOOR

- Landing
- Principal Bedroom 13'6 x 13'2 (4.12m x 4.02m)
- En Suite Shower Room
- Bedroom 3 13'6 (4.12m) x 11'0 (3.36m) narrowing to 8'5 (2.57m)
- Bedroom 2 14'3 (4.35m) x 13'2 (4.02m) narrowing to 8'4 (2.54m)
- Bathroom 9'5 x 7'7 (2.87m x 2.31m)
- Bedroom 4 14'6 (4.42m) narrowing to 9'3 (2.82m) x 7'8 (2.34m)

OUTBUILDING 1

- Garage 15'6 x 9'0 (4.73m x 2.75m)
- Studio 24'0 (7.32m) x 14'6 (4.42m) narrowing to 11'0 (3.36m)
- Cloakroom

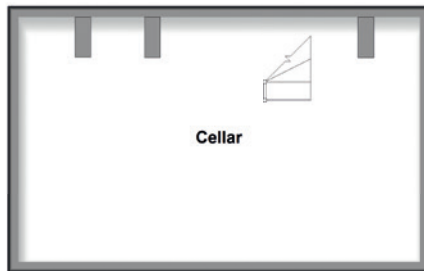
OUTSIDE

- Rear Garden
- Parking to Rear

EPC Exempt
Council Tax Band: F
Tenure: Freehold

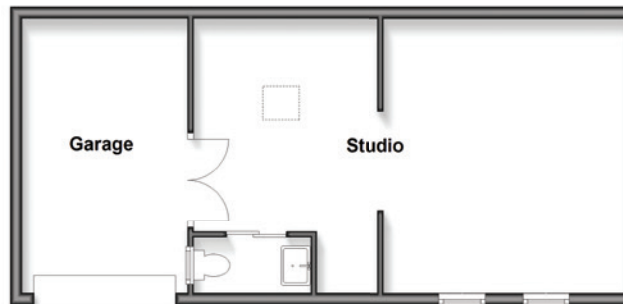
Basement

Approx. 35.6 sq. metres (383.4 sq. feet)



Outbuilding

Approx. 48.0 sq. metres (516.6 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 16.04.2026



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

