



7 Holness Road
Ash, Canterbury, CT3 2JH
Offers over £325,000

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7 Holness Road

Ash, Canterbury

A well-presented and deceptively spacious semi-detached family home, enjoying generous wrap around garden, in the sought after village of Ash.

Situation

The semi-rural and sought-after village of Ash is surrounded by beautiful countryside with the village itself offering a very good selection of amenities which include pubs, primary schools, doctors surgery, physiotherapy clinic, general stores, farm shop and restaurant, chemist, library, tennis courts, rugby club, Bowles club and village hall offering a busy program of events and clubs. A wider range of facilities can be found in the nearby historic Cinque Port town of Sandwich, approximately three miles distant, and the Cathedral city of Canterbury, approximately eleven miles away. Both Sandwich, Canterbury and the new Parkway Railway Station in Cliffsend offer high speed train services to London St Pancras. There are ferry crossings to the continent from the port of Dover and the Channel Tunnel services at Folkestone. For all golf enthusiasts, the Princes Golf Club and St Royal St Georges Golf Club are close by at Sandwich Bay.

The Property

This attractive semi-detached family home offers surprisingly spacious and well-proportioned accommodation, further enhanced by generous wrap-around gardens. The entrance hallway leads to a bright dining room featuring a charming corner fireplace, which flows openly into a practical study area, ideal for home working. Beyond this is the kitchen, fitted with a range of classic shaker units and integrated appliances, including a fridge/freezer and cooking facilities. A separate utility room and a convenient ground floor cloakroom are accessed from the kitchen. The ground floor is completed by a dual-aspect sitting room, centred around a striking fireplace with a wood-burning stove, creating a warm and welcoming living space. Upstairs, the property offers three bedrooms, two doubles and a good size single, served by a contemporary family bathroom and an ensuite shower room to bedroom one. This

much-loved home also benefits from double glazing and gas central heating throughout.

Outside

No. 7 is set back from the road and positioned centrally within its generous plot, surrounded by similarly styled homes in this popular residential area. A block-paved driveway to the side provides off-road parking, while to the front there is a well-maintained triangular lawn bordered by attractive flower beds. A block-paved pathway leads to the main entrance. The rear garden mirrors the front in style, featuring a further lawned area along with a paved seating terrace and a useful timber garden shed. A pedestrian side gate provides convenient access between the rear garden and the driveway.

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: C

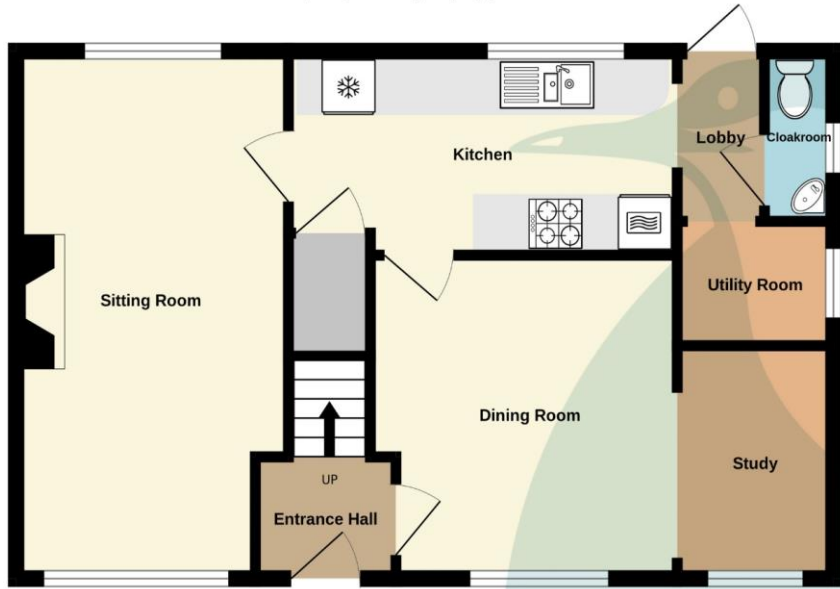
Agents Note

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.

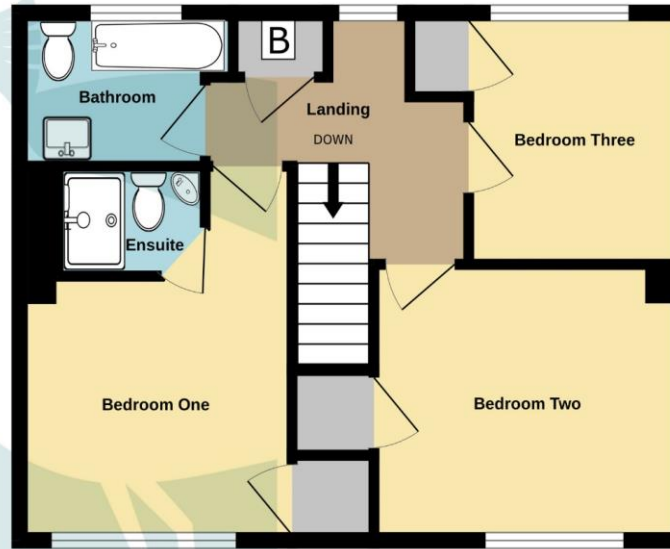


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
546 sq.ft. (50.7 sq.m.) approx.



First floor
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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 | 71 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Sitting Room
18' 8" x 9' 10" max (5.69m x 2.99m)

Dining Room
11' 0" x 10' 9" (3.35m x 3.27m)

Study
8' 3" x 5' 8" (2.51m x 1.73m)

Kitchen
14' 1" x 7' 3" (4.29m x 2.21m)

Utility Room
5' 6" x 4' 1" (1.68m x 1.24m)

Cloakroom
5' 5" x 2' 6" (1.65m x 0.76m)

First Floor

Bedroom One
9' 11" x 8' 6" (3.02m x 2.59m) extending to 12' 10" (3.91m)

Ensuite
5' 6" x 3' 11" (1.68m x 1.19m)

Bedroom Two
10' 8" x 9' 9" (3.25m x 2.97m)

Bedroom Three
8' 6" x 7' 8" (2.59m x 2.34m)

Bathroom
7' 9" narrowing to 6' 9" (2.06m) x 5' 5" (2.36m x 1.65m)

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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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