

90A The Street
Ash, Canterbury, CT3 2AA
Offers Over £435,000

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90A The Street

Ash, Canterbury

An imposing detached barn conversion offering an abundance of light and space in the heart of this sought after village.

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

Converted in 2019 and tucked away in the heart of Ash is this handsome family home offering spacious and light accommodation together with characterful nods the buildings past and a high level of finish. The attractive oak storm porch opens to a lovely entrance hallway, with useful cloakroom/WC, leading through to an enviable open plan kitchen/living space with herringbone flooring and large sliding doors bringing the outside in giving direct access to the rear courtyard garden. The kitchen is fitted with a range of matching shaker cabinetry with accompanying island unit and solid wood worksurfaces. A separate sitting room leads off from the dining area. Upstairs showcases the delightful exposed beamwork and vaulted ceilings with the central landing accessing all three double bedrooms along with the striking family bathroom. The principal bedroom also enjoys built in wardrobes and an ensuite shower room.

Outside

From The Street vehicular and pedestrian five bar gates lead into a shared driveway giving access to the two off road parking spaces. To the rear is an enclosed walled courtyard garden landscaped with attractive paving and steps leading to a side gate directly accessing the parking area.

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: D

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.







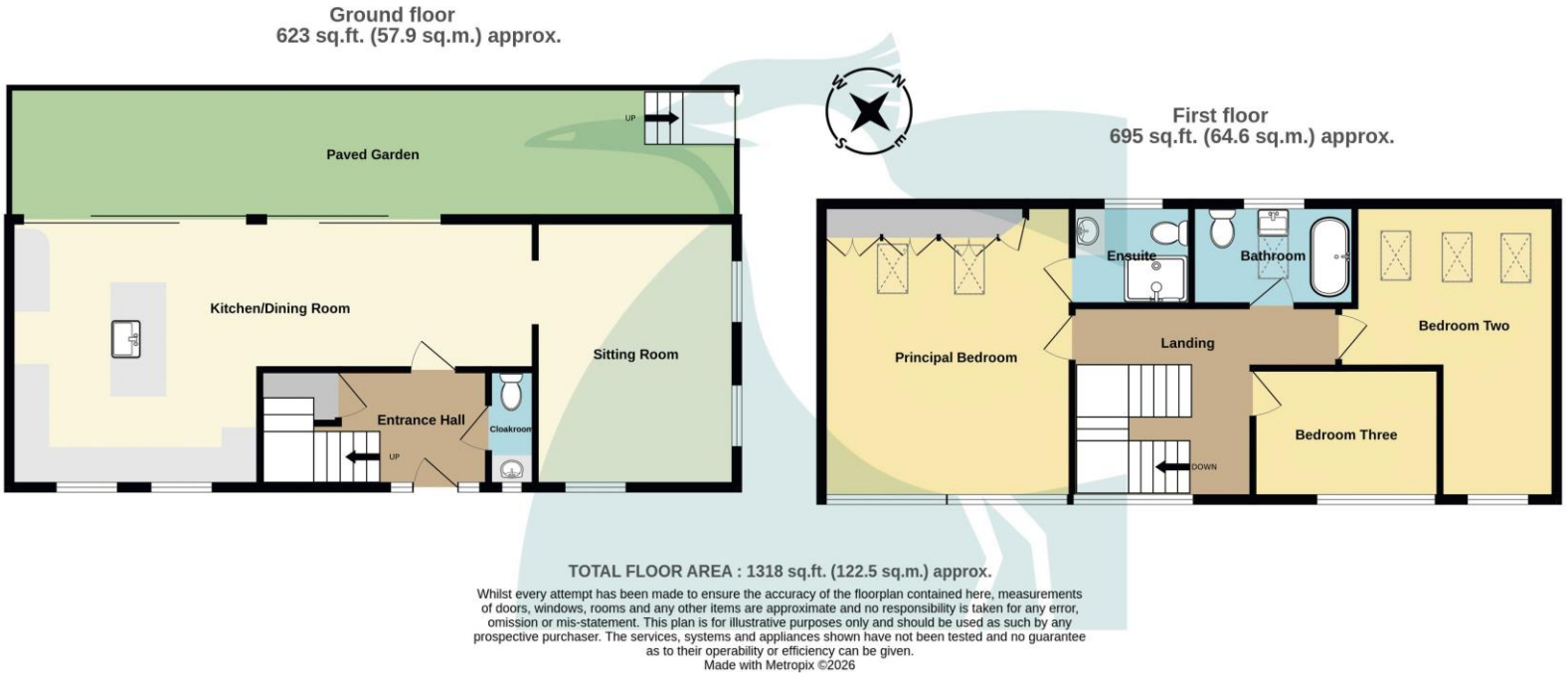


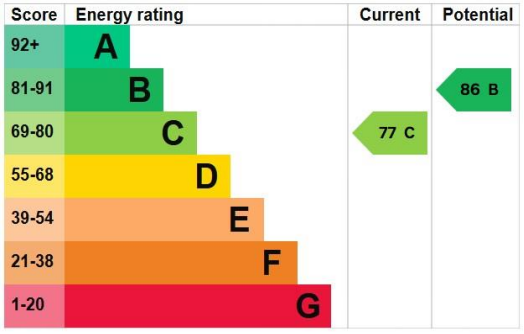






To view this property call Colebrook Sturrock on 01304 612197





Sitting Room
15' 1" x 11' 5" (4.59m x 3.48m)

Kitchen/Dining Room
L-shaped 15' 10" reducing to 8' 6" (2.59m) x 29' 10" (9.09m) reducing to 13' 5" (4.09m)

Paved Garden
Approximately 40' 0" x 7' 5" (12.18m x 2.26m)

First Floor

Principal Bedroom
14' 7" to front of wardrobes x 14' 1" (4.44m x 4.29m)

Ensuite
6' 9" x 5' 9" (2.06m x 1.75m)

Bathroom
9' 2" x 5' 9" (2.79m x 1.75m)

Bedroom Two
L-shaped 16' 8" max x 11' 5" max (5.08m x 3.48m)

Bedroom Three
10' 7" x 7' 1" (3.22m x 2.16m)

Cloakroom
6' 2" x 2' 8" (1.88m x 0.81m)

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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.