



26 Molland Lea
Ash, Canterbury, CT3 2JF
£365,000

colebrooksturrock.com





26 Molland Lea

Molland Lea, Ash, Canterbury

A deceptively spacious semi-detached family home offering a modern, light and airy interior and good-sized gardens, with generous garden room.

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

Set within a popular residential location and enjoying far reaching open countryside views to the rear is this deceptively spacious semi-detached family home. Having been recently updated by the current owners this modern home offers light and airy accommodation with a contemporary feel. The entrance hallway is flanked by two spacious reception rooms, with a dual aspect sitting room to the left, complete with feature fireplace and French doors giving direct access to the rear garden, and a dining room to the right which is semi open plan to the stylish kitchen. Fitted with a sleek range of coloured units this attractive space overlooks the rear garden and opens to a convenient separate utility room and a useful contemporary shower room. To the first floor are three bright double bedrooms, all with built in storage, as well as a family bathroom. This well presented and much loved home is fully double glazed and gas centrally heated.

Outside

No: 26 is conveniently positioned within it's generous plot enjoying an excellent use of space to the front and rear. A block-paved driveway provides ample off-road parking to the front, neatly enclosed by fencing. A side gate leads through to the large rear garden, where a decked seating area and paved terrace extend from the rear elevating, creating an ideal space for outdoor entertaining and relaxation. The terrace is further enhanced by a hot tub, while a lawn extends beyond. A paved pathway leads to a superb garden room, offering a versatile additional space ideal for use as a home office, gym or hobby room, and further benefiting from a separate storage room. Tucked behind the garden room lies a former kitchen garden, complete with greenhouse and an established chicken area, offering an exciting opportunity for self-sufficiency or simply make further use of this excellent outdoor space.

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

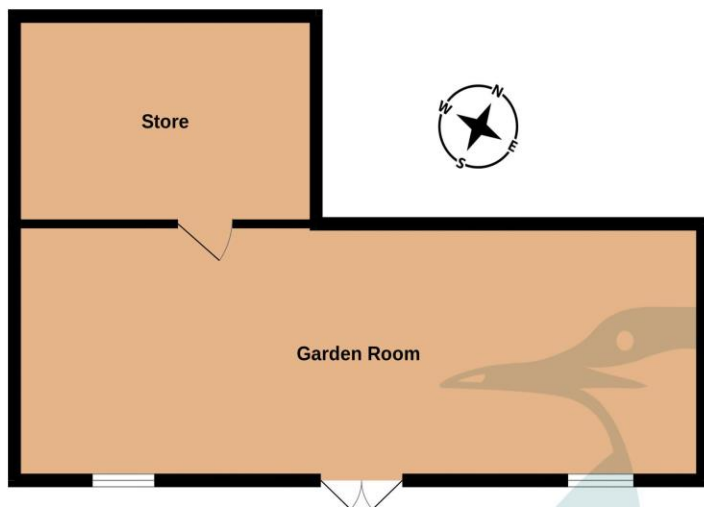
Agents Note

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
1040 sq.ft. (96.6 sq.m.) approx.

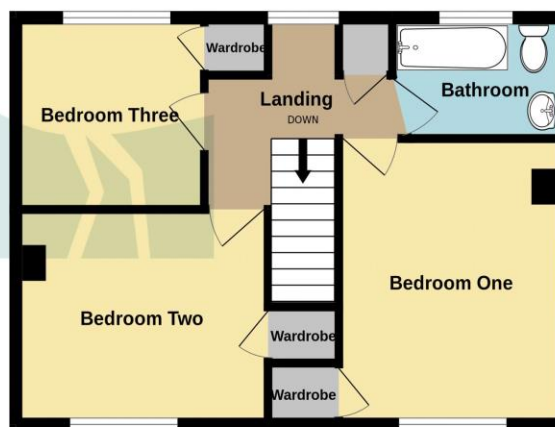


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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First floor
444 sq.ft. (41.2 sq.m.) approx.



Sitting Room

17' 9" x 11' 7" (5.41m x 3.53m) narrowing to 8' 8" (2.64m)

Dining Room

11' 5" x 10' 3" (3.48m x 3.12m)

Kitchen

13' 7" x 6' 3" (4.14m x 1.90m)

Utility Room

9' 8" x 5' 7" (2.94m x 1.70m)

Shower Room

7' 9" x 6' 0" (2.36m x 1.83m)

Garden Room

31' 7" x 11' 3" (9.62m x 3.43m)

Store

13' 10" x 9' 1" (4.21m x 2.77m)

First Floor

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m)

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m)

Bedroom Three

8' 5" x 8' 5" (2.56m x 2.56m)

Bathroom

7' 10" max x 5' 3" (2.39m x 1.60m)

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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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