



Connells

The Church Hall The Street
Ash Canterbury

The Church Hall The Street Ash Canterbury CT3 2EN

for sale
£350,000



Property Description

The moment you step inside, the property's stunning architectural features are immediately apparent. Magnificent original stained-glass windows flood the home with natural light, while the impressive, vaulted ceilings create an incredible sense of space and grandeur throughout. The heart of the property is the spectacular open-plan kitchen and living area, designed with both everyday family life and entertaining in mind. A substantial central island provides the perfect focal point, complemented by generous worktop space and ample room for dining and relaxing.

The accommodation comprises three generous double bedrooms, each benefiting from its own en-suite bathroom, providing comfort and privacy for both residents and guests. In addition, a fourth versatile room offers excellent potential as a home office, gym, studio, dressing room, or occasional bedroom, allowing the property to adapt effortlessly to a variety of lifestyles.

Outside, the charming courtyard garden provides a private and tranquil setting for outdoor dining, entertaining, or simply unwinding, creating a seamless extension of the living space. The property's unique design successfully combines period features with modern convenience, resulting in a home that is both characterful and practical.

Situated in the sought-after village of Ash, the property enjoys easy access to a range of local amenities, including village shops, pubs, cafés, schools, and beautiful countryside walks.

Ground Floor

Kitchen/Living Area

23' x 21' 4" (7.01m x 6.50m)

Bedroom Three

10' 9" x 9' 3" (3.28m x 2.82m)

En-Suite

9' 3" x 5' 3" (2.82m x 1.60m)

Utility

8' 3" x 5' 10" (2.51m x 1.78m)

WC

Decking

24' 11" x 7' 7" (7.59m x 2.31m)

First Floor

Bedroom Two

14' 10" x 10' 3" (4.52m x 3.12m)

En-Suite

7' 10" x 6' 11" (2.39m x 2.11m)

Bedroom One

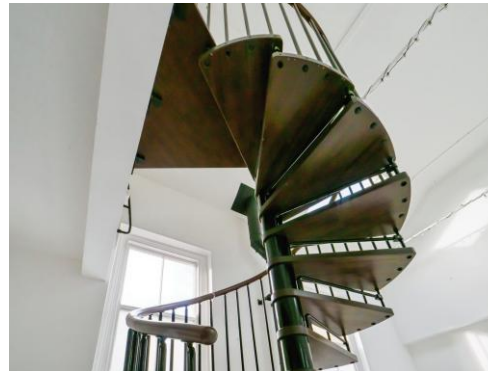
17' 3" x 8' 3" (5.26m x 2.51m)

En-Suite

8' 6" x 6' 4" (2.59m x 1.93m)

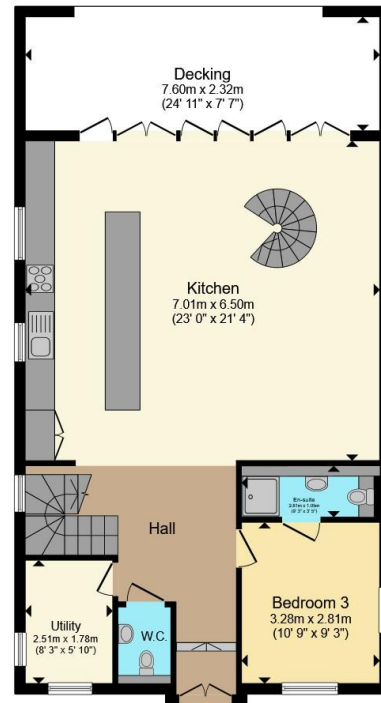
Dressing Room

9' 10" x 6' (3.00m x 1.83m)

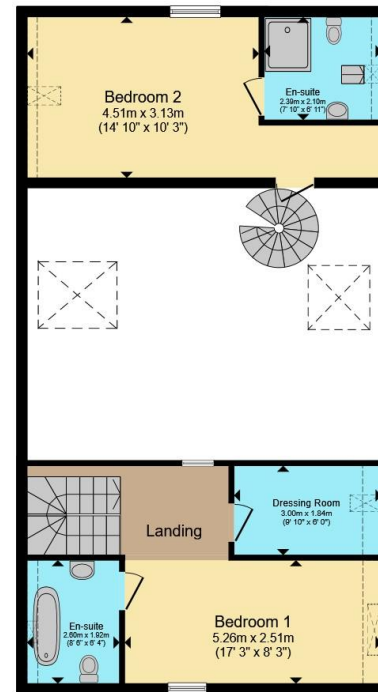








Ground Floor



First Floor

Total floor area 177.2 m² (1,908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407451



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY407451 - 0003