



15 New Street
Ash, Canterbury, CT3 2BH
£495,500

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15 New Street

Ash, Canterbury

A handsome semi-detached flint cottage tucked away within the heart of Ash, enjoying a wealth of character and secluded, private gardens.

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, bowling 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 and Thanet Parkway at 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 Royal St Georges Golf Club are close by at Sandwich Bay.

Outside

No. 15 is set back from the road and approached via a shared driveway serving neighbouring properties, creating an attractive sense of arrival. Double wooden gates open onto a private parking area, with mature lawned gardens wrapping around the property to create a wonderfully established setting. To the side of the house, a covered entertaining area provides an ideal space for outdoor dining and relaxation and can also be accessed directly from the sitting room for seamless indoor-outdoor living. A thoughtful mix of established trees, planting and shrubs offers year-round interest while enhancing the sense of privacy and seclusion throughout the gardens.

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: E

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.



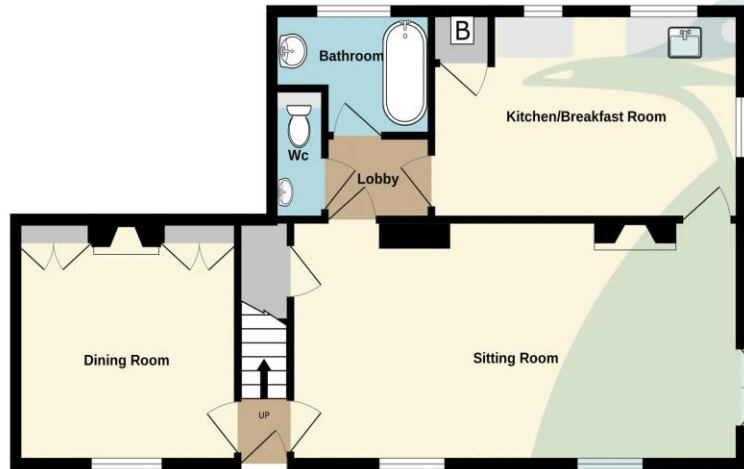
The Property

This characterful family home showcases an attractive flint façade, elegant sash windows and an impressive entrance porch that creates a striking first impression. Inside, both the sitting room and dining room are beautifully proportioned, featuring charming fireplaces, decorative coving and built-in storage. The sitting room is particularly noteworthy, a superb dual-aspect space with French doors opening onto the covered side patio garden, creating an ideal setting for both relaxing and entertaining. The kitchen/breakfast room extends across the rear of the property, while an inner lobby provides a practical flow back to the sitting room and gives access to the ground floor bathroom and separate WC. Upstairs, there are three generous double bedrooms, all served by a well-appointed shower room. This unique and much-loved home benefits from gas central heating and has recently been enhanced with new carpets fitted throughout the majority of the accommodation.

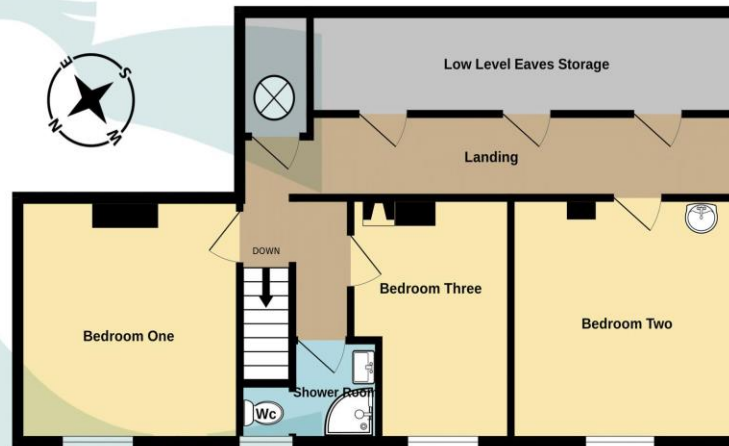


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
696 sq.ft. (64.6 sq.m.) approx.



First floor
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 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		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Sitting Room

23' 9" x 12' 0" (7.23m x 3.65m)

Dining Room

11' 8" x 10' 10" (3.55m x 3.30m)

Kitchen/Breakfast Room

16' 4" x 10' 3" (4.97m x 3.12m)

Bathroom

L-shaped 8' 5" x 5' 10" (2.56m x 1.78m)

WC

6' 0" x 2' 10" (1.83m x 0.86m)

First Floor

Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m)

Bedroom Two

12' 1" x 11' 10" (3.68m x 3.60m)

Bedroom Three

12' 1" x 8' 2" (3.68m x 2.49m) narrowing to 6' 7" (2.01m)

Shower Room

5' 0" x 4' 6" (1.52m x 1.37m) plus 2' 10" x 2' 9" (0.86m x 0.84m)

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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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