





SOUTH VIEWS, 111 NEW STREET, ASH, CANTERBURY, CT3 2BW

£975,000

- Individually designed detached family home built in 2003 by the current owners
- Generous 0.4-acre plot (TBV) with a private, south-westerly facing rear garden
 - Approximately 2,400 sq. ft. of versatile accommodation including garage
 - Four double bedrooms, including en-suites to the principal and second bedrooms
- Spacious kitchen/breakfast room with central island plus two reception rooms
- Second-floor attic room ideal as a home office or games room; purpose built studio/office outside
- Gated frontage with sweeping block-paved driveway providing ample parking
- Located in the heart of the sought-after village of Ash, close to excellent local amenities
 - Just 12 minutes (6.3 miles) from Thanet Parkway with high-speed trains to London St Pancras in around 70 minutes
- Easy access to Sandwich, Canterbury, championship golf courses and the Kent coastline



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ABOUT THIS HOME

Built by the current owners in 2003, South Views is an individually designed detached family home occupying a generous 0.4-acre plot (TBV) in the heart of the sought-after village of Ash. Set back from the road behind a set of gates, the property enjoys a sweeping block-paved driveway providing ample parking, together with a garage and an exceptional rear garden that offers both privacy and space in abundance.

Extending to approximately 2,400 sq. ft. (including the garage), the well-planned accommodation is perfectly suited to modern family life. A welcoming entrance hall leads to a spacious dual-aspect sitting room with a feature fireplace and log burner and french doors opening to the garden, a separate dining room with bi-folding doors also opening to the garden, and a beautifully appointed kitchen/breakfast room with a central island, creating the ideal hub for everyday living. A utility room and cloakroom complete the ground floor.

The first floor offers four generous double bedrooms, including en-suites to the principal and second bedrooms, together with a family bathroom. A staircase continues to a superb second-floor attic room, providing a versatile space ideal as a home office, hobby room or games room.

Outside, the property truly comes into its own. The long, mature south westerly facing rear garden is a wonderful feature, offering established trees, expansive lawns and a high degree of privacy, making it an ideal setting for entertaining, children to play or simply relaxing and entertaining in peaceful surroundings. There is also a purpose built garden office or studio to the rear of the garage.

Offering individual character, generous proportions and an outstanding plot in one of East Kent's most desirable villages, South Views presents a rare opportunity to acquire a bespoke family home in a truly idyllic setting.





OWNERS COMMENTS

"When we built our house 23 years ago our dream was a family home for the children to grow up in safe surroundings. Ash is a lovely village with beautiful countryside walks, perfect for dog walking and bike rides and close to beaches. It's now time for us to say goodbye to the home where we've made a lifetime of lovely memories.

The garden has been a space we've enjoyed with plenty of room for children to play, a decking area for entertaining and greenhouses for anyone who enjoys growing their own fruit, vegetables or flowers. It's a garden that's full of potential and offers something for everyone. The house itself is peaceful, calm and welcoming and it's perfect all year round, warm and cozy in the winter and bright and airy in the summer. Every room holds a special memory, and we've truly loved every moment spent here.

As we begin a new chapter, our greatest hope is that this home will be loved just as much by its next owners and become the setting for many more years of special moments and happy memories. If we could pick it up and take it with us, we would!"





Approx. Gross Internal Floor Area 2400 sq. ft / 223.15 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

ABOUT THE AREA

Ash is a thriving and picturesque Kent village, surrounded by beautiful countryside yet exceptionally well connected. The village offers an excellent range of everyday amenities, including a highly regarded primary school (rated Good in 2024), village stores, a doctor's surgery, pharmacy, physiotherapy clinic, library, welcoming pubs, a popular farm shop and restaurant, tennis courts, rugby and bowling clubs, and a vibrant village hall hosting a busy calendar of community events.

Just three miles away lies the historic Cinque Port town of Sandwich, renowned for its medieval streets, independent shops, cafés and restaurants, while the Cathedral City of Canterbury, approximately eleven miles away, provides an extensive selection of shopping, leisure and cultural attractions. For commuters, Sandwich offers high-speed rail services to London St Pancras in 91 minutes, while Thanet Parkway is just a 12-minute drive (6.3 miles) away, with journey times to London St Pancras in as little as 70 minutes.

The surrounding area is renowned for its outstanding countryside, spectacular coastline and world-class sporting facilities. Championship links courses, including Royal St George's and Princes Golf Club at Sandwich Bay, are both within easy reach, while the Port of Dover and Channel Tunnel at Folkestone provide convenient access to continental Europe.





ABOUT US

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