



Barley Fields Chapel Lane
Ashley, Dover, CT15 5HZ
£625,000

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Barley Fields

Chapel Lane, Ashley, Dover

A recently built detached family home showcasing contemporary accommodation, enjoying a generous and secluded plot within this picturesque rural hamlet.

Situation

Ashley is located in the parish of Sutton some five miles north of Dover on the summit of Gants Hill. This rural hamlet runs almost seamlessly into the neighbouring village of Studdal and the A256 passes to the west providing convenient access to the larger towns and the southern motorway network. Whitfield lies to the south with main brand superstores and beyond this the harbour town of Dover has an impressive marina, ferry service to the continent and mainline railway station including the Javelin high speed link to London St Pancras. The thriving Cathedral City of Canterbury is just 20 minutes by car.

The Property

Set centrally within its own generous and secluded gardens lies "Barley Fields", a contemporary detached family home, completed in 2022, boasting spacious and thoughtfully designed accommodation in an idyllic rural location. The light entrance hallway, with useful cloakroom, is flanked by the two generous reception spaces. A handsome dual aspect sitting room lies to the left complete with fully lined chimney and fireplace plus French doors opening onto the patio. To the right is an enviable triple aspect kitchen/dining room fitted with a sleek range of coloured units and integrated dishwasher and cooking appliances. To the first floor four double bedrooms are arranged around the spacious central landing and are serviced by a beautifully fitted family bathroom and an equally striking ensuite shower room to the principal bedroom. Having been thoroughly insulated this modern home boasts impressive thermal credentials and is also fully double glazed plus underfloor heating features throughout the ground floor.

Outside

The front garden is designed for low maintenance, featuring a large area of hardstanding, along with an additional curved lawn section. The property boasts generous parking for multiple vehicles and includes a detached double garage, measuring 19' 0" x 15' 5" (5.79m x 4.70m) with power, lighting and electric roller doors installed. The generous rear gardens wrap around three sides of the property, offering a deceptively spacious outdoor area. Primarily laid to a well-maintained lawn, the gardens include a sizable patio area at the rear, enclosed by a high timber fence and surrounded by mature trees, providing exceptional privacy. A garden shed is included.

Services

Mains electric and water are understood to be connected to the property. Oil heating and hot water. Private drainage. Underfloor heating downstairs.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: B

Agents Note

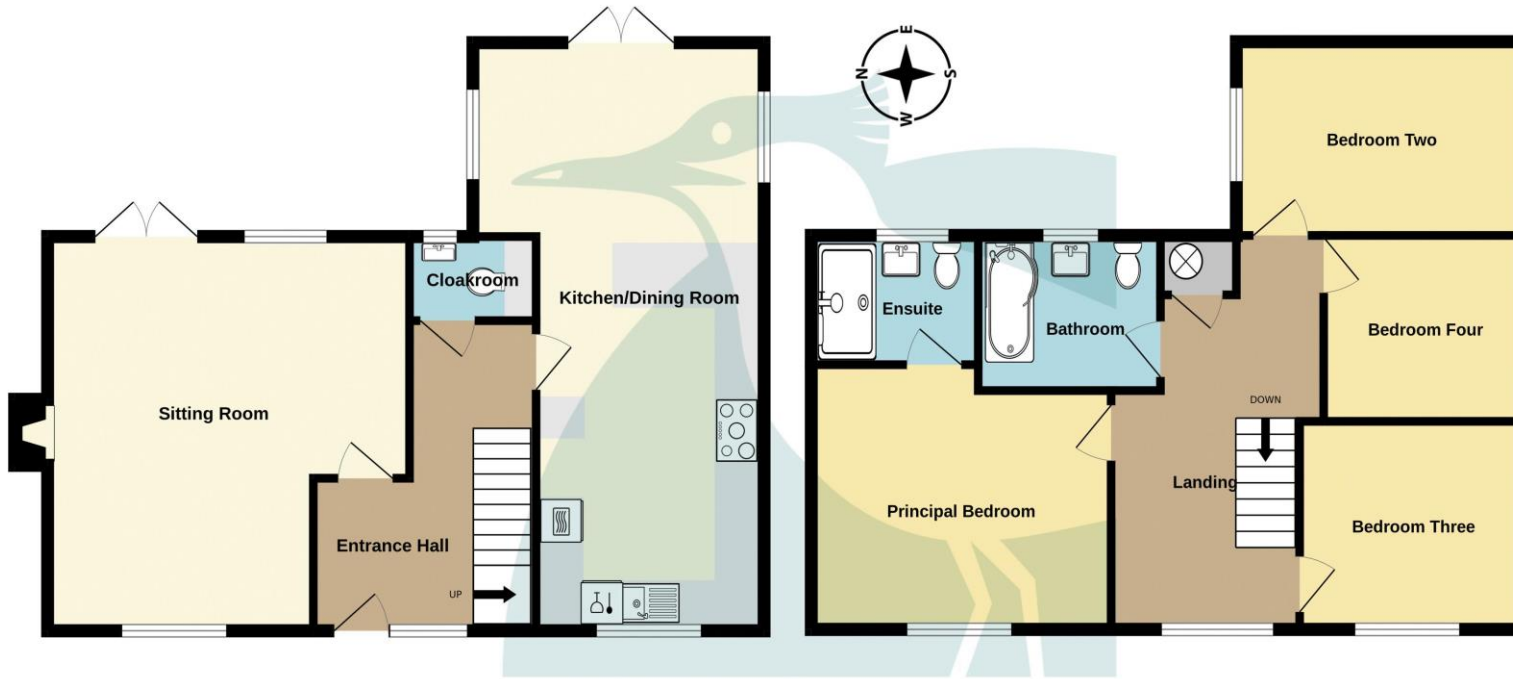
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
697 sq.ft. (64.7 sq.m.) approx.

1st floor
696 sq.ft. (64.7 sq.m.) approx.



Entrance Hall

10' 3" x 6' 3" (3.12m x 1.90m) extending to 13' 11" (4.24m)

Sitting Room

L-shaped 17' 8" max x 16' 7" max (5.38m x 5.05m)

Cloakroom

5' 11" x 3' 3" (1.80m x 0.99m)

Kitchen/Dining Room

26' 6" x 10' 5" (8.07m x 3.17m) extending 13' 4" (4.06m)

First Floor

Landing

9' 3" x 10' 8" (2.82m x 3.25m) extending to 17' 9" max (5.41m)

Principle Bedroom

13' 9" x 11' 11" (4.19m x 3.63m)

Ensuite Shower Room

7' 9" x 5' 6" (2.36m x 1.68m)

Bedroom Two

13' 3" x 8' 5" (4.04m x 2.56m)

Bedroom Three

10' 3" x 9' 0" (3.12m x 2.74m)

Bedroom Four

9' 4" x 8' 4" (2.84m x 2.54m)

Family Bathroom

8' 4" x 6' 9" (2.54m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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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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