



2 White Post Gardens
Ash, Canterbury, CT3 2AE
Offers Over £430,000

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2 White Post Gardens

Ash, Canterbury

An exceptional detached bungalow, beautifully presented throughout, offering stylish and versatile living with the added benefit of a swim spa.

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, Bowls 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

A beautifully presented home offering generous and versatile accommodation, enhanced by the wonderful addition of a swim spa. The property comprises an entrance porch with double doors opening into a spacious and light-filled, double aspect living/dining area, which flows seamlessly through a wide opening into a modern, well-appointed kitchen. From the dining area, double doors lead into a useful utility room/office, which in turn provides access to the garden. There is a further substantial reception room, previously configured as two bedrooms, which could easily be reinstated if required, offering excellent flexibility. The principal bedroom is thoughtfully arranged with freestanding wardrobes creating a separate dressing area. There are two shower rooms, the second of which provides direct access to the swim spa and boiler room. The property also benefits from solar panels, generating an attractive return

and contributing to the home's excellent 'A' rated EPC.

Outside

The property occupies a lovely corner plot, set within attractively landscaped, low-maintenance gardens, beautifully complemented by a variety of established trees, shrubs and flowering borders. A decked terrace provides the perfect setting for al fresco dining and outdoor entertaining, further enhanced by the addition of an infrared sauna. A substantial outbuilding - formerly the garage - has been thoughtfully divided into three sections, currently incorporating a gym and offering excellent storage facilities. To the front, a generous driveway provides ample off-road parking for multiple vehicles.

Services

All main 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: D

EPC Rating: A

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.

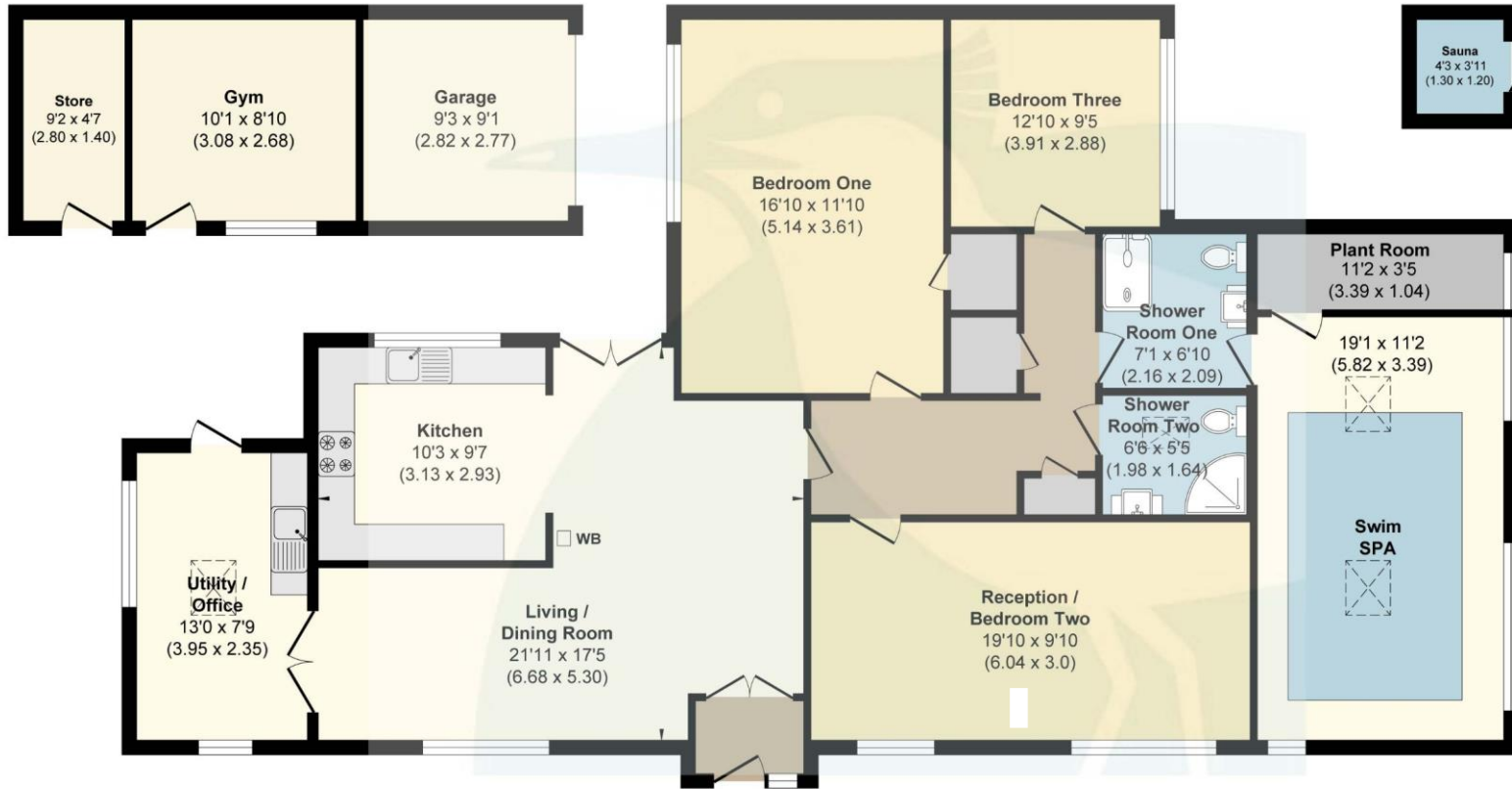


To view this property call Colebrook Sturrock on **01304 612197**

Outbuilding
224 sq.ft. (20.77 sq.m.) approx.

Ground Floor
1461 sq.ft. (135.73 sq.m.) approx.

Sauna
17 SQ.FT. (1.56 SQ.M.) APPROX.



TOTAL FLOOR AREA : 1702 sq.ft. (158.06 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A	100 A	110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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