



## 2 Shipyard, Ash

Offers in the Region of £425,000



## 2 Shipyard

Ash, Canterbury

A chocolate box cottage set in a secret garden.

If you are looking for a combination of wanting to be totally private but not feel isolated, then your property hunt is over.

This 2 bedroom, detached cottage is tucked away at the end of a quiet no-through-road that's less than a 2-minute walk down to The Street and the local amenities of the historic village.

A perfect balance of character and calm, this cottage is move in ready. Just unpack, relax and enjoy a quiet life in the 10th of an acre plot.

- Detached Period Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- Move in Ready
- Secluded Gardens
- Village Location

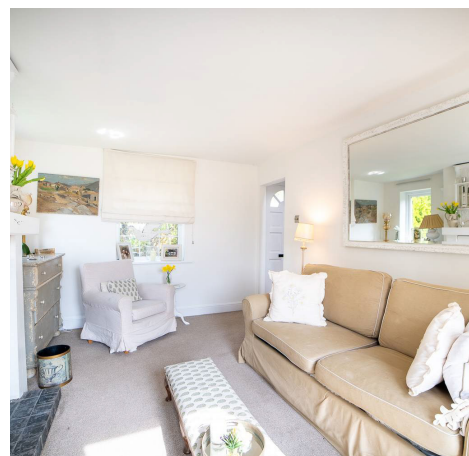


The ground floor has an ever-so cosy lounge with a toasty log burner and French doors to the sun trap paved seating area.

The second reception room, the dining room, is ideally located next to the well equipped and country style kitchen.

The skylight in the kitchen provides wonderful natural and benefits from an extra access door at the front of the house.

The dining room also has further access into the rear garden and a handy understairs cupboard.





The recently upgraded gorgeous family bathroom is also located on the ground floor. The whole house has been neutrally redecorated throughout.

Upstairs has two double bedrooms and a lovely view of the nearby Kent countryside.







## STEP OUTSIDE

The secluded landscaped garden is a real highlight. It wraps around three sides of the cottage with a well-maintained lawn and a wooden summerhouse where you can sit and enjoy the peaceful setting. A recent addition of the decking area with pergola is yet another place to unwind or catch up with friends.

The summerhouse has power and so is ready for a craft or workshop, a home office or somewhere else to escape with a good book!

The large garden does give you plenty to think about if you were open to extending. There's certainly space to add a balcony, conservatory, a garden room or a more permanent extension, subject to planning of course, which could transform the ground floor layout.

**This charming cottage offers you a great opportunity to throw yourself into village life. It's perfect as it is but does offer fantastic potential to make it even better if you had the vision and budget to extend.**

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Number 37

Pudding Ln

The St

CT3 2EN

Bell Recording

Shipyard Rd

Village

Pudding Ln

## THE VILLAGE

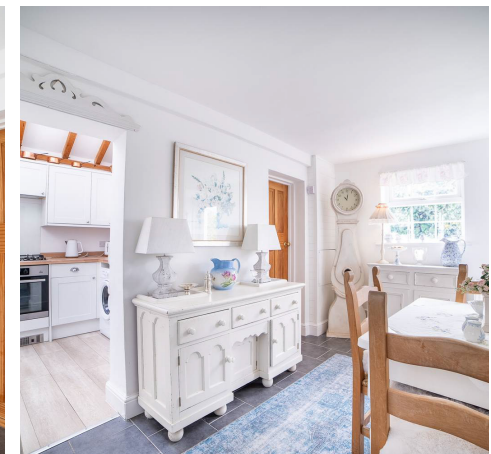
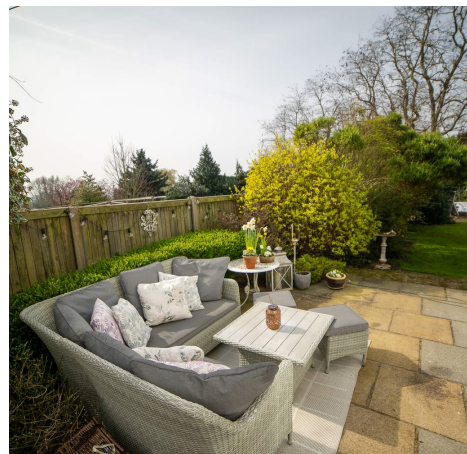
Ash is a peaceful village despite being only 2 minutes from the A257 and ideally placed in between Sandwich and Canterbury.

The award-winning Ash Village Hall plays a central role in village life, with a host of classes and activities for all ages. There are also stunning walks immediately from Shipyard, perfect all year round.

There's also the family-friendly Chequer Inn, local convenience stores and what must count as one of the quirkiest Boots stores in the whole of the UK. There are local hairdressers and a beauty spa, a wonderful farm shop with a café. With everything you need on your doorstep, you'd rarely need to leave!

Ash village is a 10 minute drive to Sandwich. It's one of the best-preserved medieval towns in Britain, which hasn't changed much at all since the Domesday Book. You'll love its laid-back vibe and also the fantastic range of independent shops, pubs and restaurants.

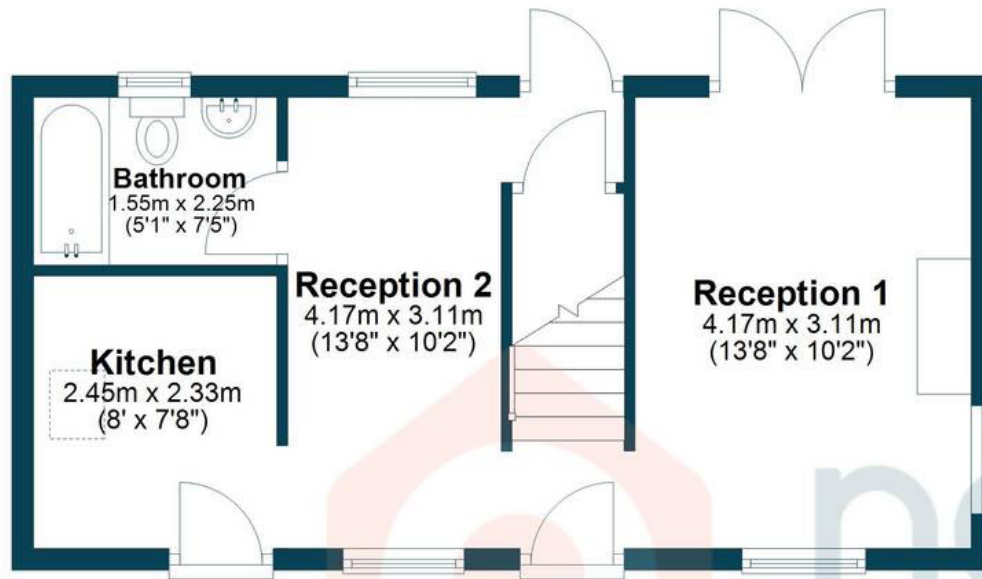
You can head 30 minutes west on the A257 to historic Canterbury. It's one of the most beautiful historic cities in the country, home to a UNESCO World Heritage Site along with a host of cultural attractions and great shopping.





## Ground Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



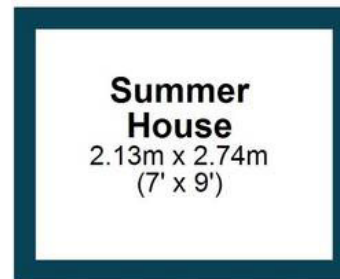
## First Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



## Outbuilding

Approx. 5.9 sq. metres (63.0 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 sq. feet)



## Nested Deal

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