



61 Chequer Lane  
Ash, Canterbury, CT3 2AX  
£325,000

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# 61 Chequer Lane

Ash, Canterbury

A deceptively spacious end of terrace family home, enjoying extended ground floor accommodation and good size 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, Bowles 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

An attractive end-of-terrace family home situated on the outskirts of Ash, offering deceptively spacious and extended accommodation, complemented by good size gardens and off-road parking. A wide entrance hall leads to a characterful sitting room, where a striking fireplace with a wood-burning stove provides an attractive focal point. The sitting room flows seamlessly into the family room and, beyond, the kitchen/dining room, creating an open and sociable living environment. The kitchen/dining room is a wonderfully bright space, with French doors opening onto and overlooking the rear garden and fitted with a comprehensive range of matching cabinetry and integrated dishwasher, fridge and cooking appliances. A useful utility room is positioned just off the kitchen, while a Jack-and-Jill cloakroom provides convenient access from both the utility room and the entrance hall. On the first floor, a spacious landing leads to three bedrooms and a modern

family bathroom. Further benefits include double glazing, gas central heating, and solar panels.

## Outside

No. 67 is set back from the road by an off-road gravel parking area, complemented by a lawned front garden enclosed by mature planted borders. Side access leads to the generous rear garden, which is predominantly laid to lawn and enhanced by a variety of established planting, fruit bushes, and trees. Immediately outside the kitchen/dining room is a paved terrace, ideal for outdoor seating and entertaining. At the far end of the garden, a hardstanding area accommodates a timber storage shed, timber workshop, and additional off-road parking, with vehicular access provided via Queens Road.

## Services

All mains' services are understood to be connected to the property, inclusive of solar panels.

## Local Authority

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

## Tenure

Freehold

## Current Council Tax Band: C

## 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**



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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**Sitting Room**  
10' 11" x 10' 11" (3.32m x 3.32m)

**Family Room**  
12' 9" x 9' 9" (3.88m x 2.97m)

**Kitchen/Dining Room**  
16' 10" x 8' 11" (5.13m x 2.72m)

**Utility Room**  
7' 4" x 6' 6" (2.23m x 1.98m)

**Cloakroom**  
7' 4" x 2' 7" (2.23m x 0.79m)

**First Floor**

**Bedroom One**  
11' 0" x 10' 11" (3.35m x 3.32m)

**Bedroom Two**  
12' 10" x 9' 10" (3.91m x 2.99m)

**Bedroom Three**  
7' 8" x 6' 2" (2.34m x 1.88m)

**Bathroom**  
7' 3" x 6' 2" (2.21m x 1.88m)

Score	Energy rating	Current	Potential
92+	A	101 A	103 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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