



81 The Street
Ash, Canterbury, CT3 2AD
£229,000

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81 The Street

Ash, Canterbury

A terraced character cottage set in the heart of Ash with no onward chain.

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

Set in the heart of the picturesque village of Ash and being sold with no onward chain is this attractive Victorian terraced cottage offering deceptively spacious accommodation. The separate sitting room and dining room sit back-to-back, and both feature handsome fireplaces and fitted storage. The kitchen is fitted with a range of matching units and boasts an integrated dishwasher and cooking appliances. To the first floor are two double bedrooms and a good size single, all serviced by a modern bathroom. From the kitchen is a small south facing courtyard and outbuilding housing a laundry facility and cloakroom. This well-maintained property is gas centrally heated and fitted with a combination of double and secondary glazing.

Outside

The cottage enjoys a small south facing courtyard which adjoins the kitchen and gives access to the laundry/WC. A pedestrian gate leads onto Moat Lane. Adjacent to the rear is a separate lawned garden measuring approximately 32' 0" x 26' 0" (9.75m x 7.92m) complete with timber garden shed.

Services

All mains' services are understood to be connected to the property.

Local Authority

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

Tenure

Flying Freehold. Bedroom three and the bathroom on the first floor are positioned over the neighbouring property.

Current Council Tax Band: B

EPC Rating: D

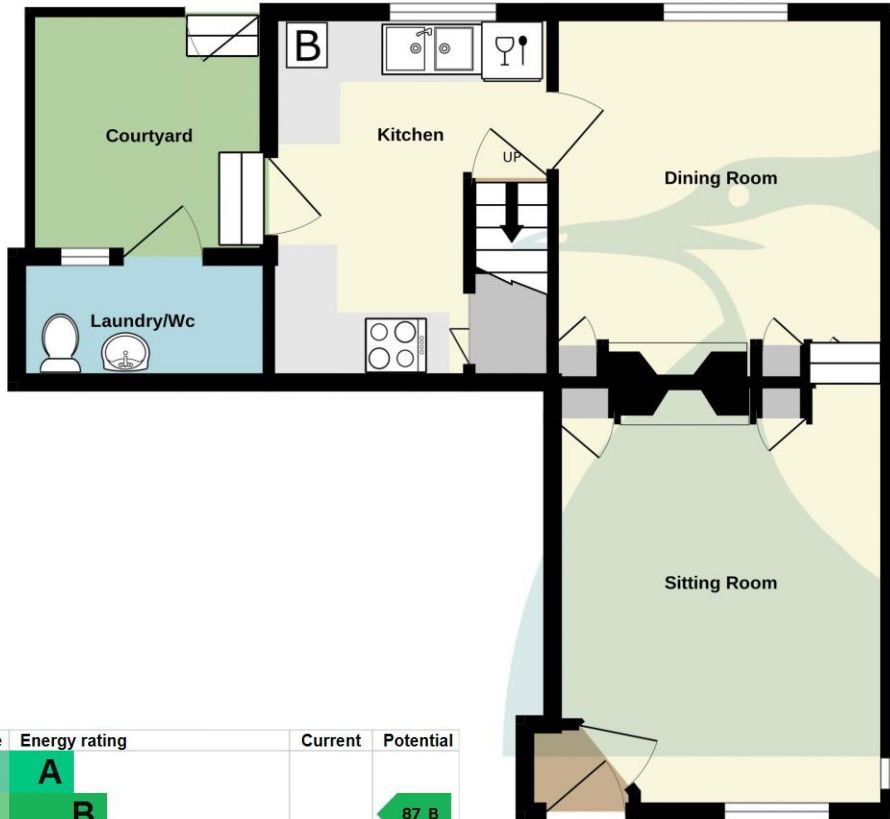
Agents Note

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.

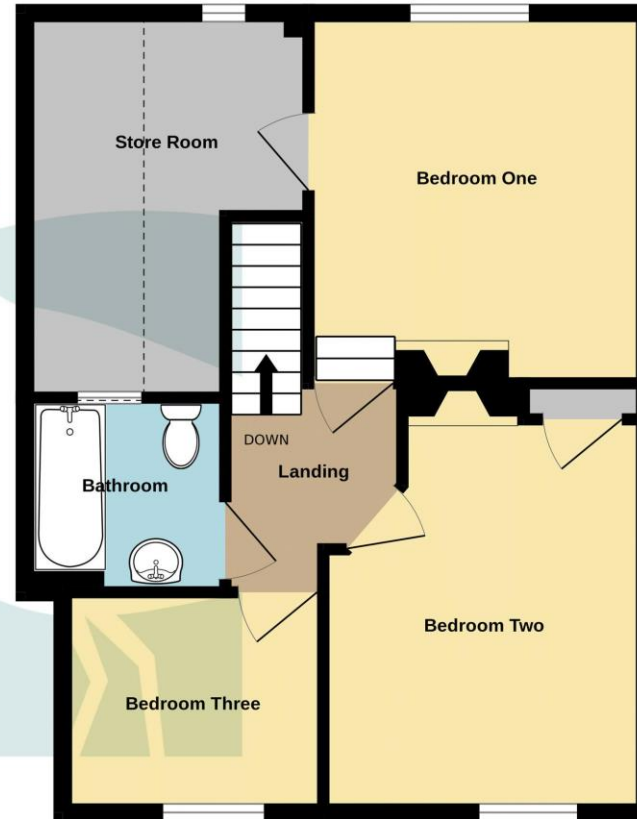


To view this property call Colebrook Sturrock on **01304 381155**

Ground floor
409 sq.ft. (38.0 sq.m.) approx.



First floor
490 sq.ft. (45.5 sq.m.) approx.



Sitting Room
12' 8" x 10' 2" (3.86m x 3.10m)

Dining Room
10' 10" x 10' 8" (3.30m x 3.25m)

Kitchen
12' 0" max x 9' 0" max (3.65m x 2.74m)

Courtyard
7' 11" x 7' 7" (2.41m x 2.31m)

Laundry/WC
8' 0" x 4' 1" (2.44m x 1.24m)

First Floor

Bedroom One
12' 0" x 10' 10" (3.65m x 3.30m)

Bedroom Two
12' 8" x 10' 1" (3.86m x 3.07m)

Bedroom Three
8' 0" x 7' 1" (2.44m x 2.16m)

Bathroom
6' 2" x 6' 2" (1.88m x 1.88m)

Store Room
L-shaped 12' 3" x 9' 1" (3.73m x 2.77m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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