



Little East Street Farm
East Street, Ash, CT3 2DA
Guide Price £1,500,000

colebrooksturrock.com



Little East Street Farm

East Street, Ash

An exceptional country residence nestled in a secluded rural idyll and enjoying substantial accommodation and enchanting grounds

Situation

Little East Street Farm enjoys an idyllic setting at the very end of East Street, offering a peaceful rural position surrounded by beautiful Kent countryside whilst remaining within easy reach of the highly regarded village of Ash and the Cinque Port town of Sandwich with a wide selection of shopping, leisure and educational facilities, approximately 1.6 miles away, and the Cathedral City of Canterbury, approximately eleven miles distant.

Schooling in both the public and private sector are well catered for, and supported by bus and train services, with Northbourne Park, St Faiths, Junior and Senior Kings School, St Edmunds, Kent College and Sir Roger Manwood in Sandwich. High-speed rail services to London St Pancras are available from Sandwich, Canterbury and the nearby Parkway station at Cliffsend. Continental travel is also conveniently accessible via the Port of Dover and the Channel Tunnel terminal at Folkestone.

For golf enthusiasts, the renowned Prince's Golf Club and Royal St George's Golf Club are both close by at Sandwich Bay.

The Property

An outstanding country residence set within a peaceful and secluded rural setting, offering extensive accommodation alongside a completely self-contained three-bedroom annex and beautifully landscaped gardens.

Thoughtfully extended and extensively improved by the current owners, the property has been transformed into an exceptional family home that effortlessly blends charming period character with contemporary comfort and refined modern design.

An entrance vestibule opens into a welcoming reception hall, rich in character with exposed beams, wooden flooring and a wood-burning stove creating an immediate sense of warmth and charm. The adjoining snug provides access to a practical utility/laundry room and flows seamlessly into the impressive open-plan kitchen and living space. Bathed in natural light from windows and French doors on all sides, this remarkable room offers a superb setting for both family living and entertaining. The stylish shaker-style kitchen is beautifully appointed with integrated appliances and elegant worktops.

Positioned off the reception hall, the formal sitting room centres around a striking inglenook fireplace and benefits from French doors opening directly onto the front gardens. Completing the ground floor is a beautifully designed family bathroom featuring a freestanding roll-top bath and separate shower enclosure.

Upstairs from the spacious L-shaped landing/study area are four sumptuous double bedrooms including a particularly generous principal suite, serviced by a sleek family bathroom and an ensuite shower room to the principal bedroom.

Outside & Annexe

Little East Street Farm occupies a wonderfully secluded rural setting within a plot of just over 3 acres, surrounded by open countryside and farmland, with a gently flowing stream forming a natural boundary. Approached via a sweeping gravel driveway, the property offers extensive parking and turning space, while beautifully established cottage gardens envelop the house, creating an idyllic and tranquil environment.

Every aspect of the grounds has been thoughtfully designed to provide interest and enjoyment throughout, with carefully positioned seating areas offering the perfect vantage points from which to appreciate the surroundings. Beyond the gardens, a substantial paddock extends to the east, where a secluded wood-fired hot tub provides a peaceful retreat immersed in nature.

Further enhancing the property are a large, detached garage/workshop, a triple stable block, and an exceptional detached three-bedroom annexe. Currently operating as a highly successful holiday let alongside the main residence, the annexe offers superbly appointed accommodation comprising an open-plan kitchen and living area with a wood-burning stove and central kitchen island, three generous double bedrooms, and a luxurious bathroom featuring a freestanding roll-top bath and a large separate shower enclosure.



To view this property call Colebrook Sturrock on [01304 612197](tel:01304612197)

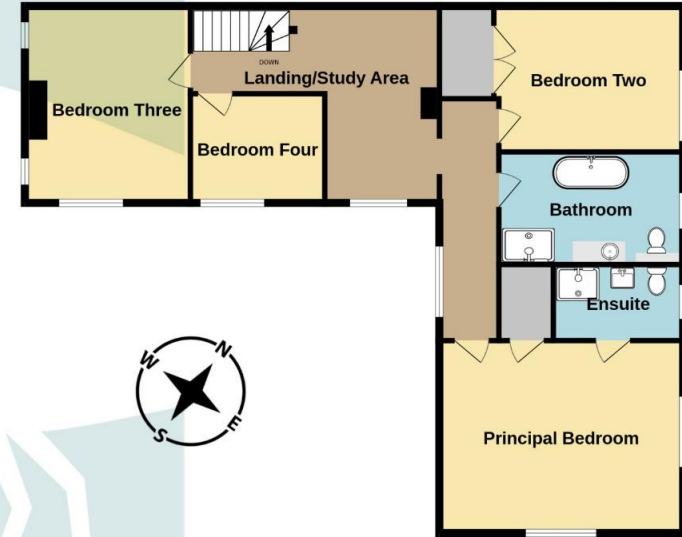


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Ground floor
2294 sq.ft. (213.1 sq.m.) approx.



First floor
1116 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 3410 sq.ft. (316.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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 is given as to their operability or efficiency can be given.
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Ground Floor

Reception Hall

19' 8" x 13' 6" (5.99m x 4.11m)

Bathroom

17' 0" x 8' 10" (5.18m x 2.69m)

Snug

14' 0" x 11' 8" (4.26m x 3.55m)

Utility Room

12' 7" x 9' 6" (3.83m x 2.89m)

Open Plan Kitchen/Living Space

49' 3" x 17' 10" (15.00m x 5.43m) narrowing to 17' 1" (5.20m)

Sitting Room

32' 9" inc. inglenook x 14' 5" (9.97m x 4.39m)

Garage/Workshop

19' 1" x 16' 0" (5.81m x 4.87m)

First Floor

Landing/Study Area

14' 3" x 8' 5" (4.34m x 2.56m) plus 9' 11" x 6' 0" (3.02m x 1.83m)

Principal Bedroom

17' 10" x 14' 1" (5.43m x 4.29m)

Ensuite

9' 1" x 5' 2" (2.77m x 1.57m)

Bathroom

13' 1" x 7' 11" (3.98m x 2.41m)

Bedroom Two

13' 8" max x 10' 8" (4.16m x 3.25m)

Bedroom Three

14' 4" x 12' 1" (4.37m x 3.68m)

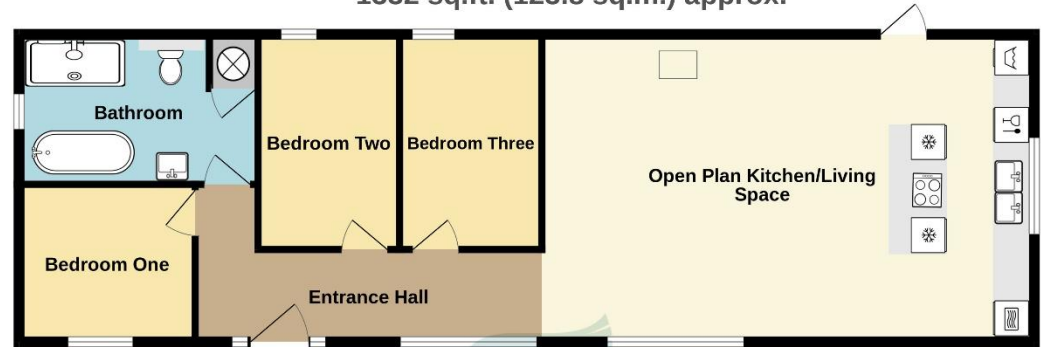
Bedroom Four

9' 10" x 8' 0" (2.99m x 2.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		

The Annexe & Stables

Ground floor
1332 sq.ft. (123.8 sq.m.) approx.



Open Plan Kitchen/Living Space
26' 11" x 16' 10" (8.20m x 5.13m)

Bedroom One
9' 8" x 8' 7" (2.94m x 2.61m)

Bedroom Two
11' 9" x 7' 9" (3.58m x 2.36m)

Bedroom Three
11' 9" x 7' 9" (3.58m x 2.36m)

Bathroom
13' 1" x 8' 1" (3.98m x 2.46m)

Stable One
11' 9" x 11' 4" (3.58m x 3.45m)

Stable Two
11' 9" x 11' 6" (3.58m x 3.50m)

Stable Three
11' 9" x 11' 2" (3.58m x 3.40m)

Services

Mains electric and water are understood to be connected to the property. Oil fired heating and hot water, private drainage.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ 01304 821199

Tenure

Freehold

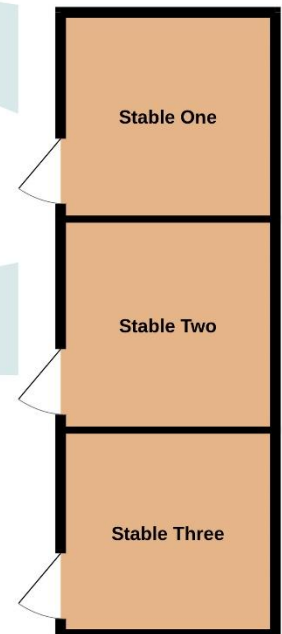
Current Council Tax Band: F

EPC Rating: House E – Annexe 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.

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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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