



4 School House, The Street
Ash, Canterbury, CT3 2AA
Offers in Excess of £350,000

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4 School House

The Street, Ash

An attractive converted former school building, offering a beautifully presented modern interior in the heart of village.

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

Forming part of the old Cartwright & Kelsey Primary School buildings is No: 4 School House, an attractive Victorian dwelling which has been thoughtfully transformed into a delightful and enviable home. The well-proportioned accommodation has a pleasing layout and a high level of finish, incorporating a contemporary specification. The entrance hall has a charming and welcoming feel with attractive tiled floor and useful cloakroom. A beautiful open plan kitchen/living room occupies the remainder of the ground floor, where a sleek modern fireplace provides a focal point and large sash windows and French doors fill the space with light and connect directly to the gardens. The kitchen area is fitted with a range of matching shaker units and a comprehensive range of integrated appliances including microwave and washer/dryer. To the first floor are two sumptuous

double bedrooms, serviced by a modern bathroom suite with separate shower enclosure. This truly lovely home is double glazed and gas centrally heated.

Outside

The gated entrance to the development leads to a communal gravel parking area to which No: 4 has two allocated spaces. The enclosed lawned front garden is dissected by a central path leading to the main entrance. To the rear is a private enclosed courtyard, attractively landscaped with Indian sandstone paving and raised sleeper borders. There is also a useful brick-built garden store in the courtyard and a designated bin store in the parking area.

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

Freehold

Current Council Tax Band: C

EPC Rating: C

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**

Ground floor
521 sq.ft. (48.4 sq.m.) approx.

First floor
420 sq.ft. (39.0 sq.m.) approx.



Entrance Hall
10' 2" x 5' 9" (3.10m x 1.75m)

Cloakroom
4' 10" x 3' 0" (1.47m x 0.91m)

Kitchen/Dining Area
12' 10" x 11' 5" (3.91m x 3.48m)

Living Room
18' 5" x 15' 2" (5.61m x 4.62m)

First Floor

Bedroom One
12' 8" x 12' 2" (3.86m x 3.71m)

Bedroom Two
12' 9" x 11' 11" (3.88m x 3.63m)

Bathroom
6' 8" x 6' 6" (2.03m x 1.98m) plus shower recess

TOTAL FLOOR AREA : 941 sq.ft. (87.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 78 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.