



Woods Ley

Ash, Canterbury, Kent, CT3 2HF

Guide Price £325,000

Freehold

Tucked away in a quiet cul-de-sac, this detached family home offers spacious accommodation in a sought-after village setting.

The ground floor features an inviting entrance hall with an adjoining WC, a well-appointed kitchen at the front, and a generous family living room with direct access to the rear garden. Upstairs, the property boasts two well-sized double bedrooms, a single bedroom, and a three-piece family bathroom.

Positioned on a generous corner plot, the home benefits from a private driveway, a single garage, and a sun-filled lawned garden to the rear. Offering excellent potential for modernisation, this property presents an exciting opportunity to create a stylish family home in a desirable location.

Ash, a picturesque village near Canterbury, offers a harmonious blend of rural charm and modern convenience. Situated just five miles from Sandwich and ten miles from Canterbury, Ash enjoys excellent transport links, with easy access to the A257 and nearby train stations in both towns, providing connections to London and the wider Kent area.

The village boasts a range of local amenities, including a convenience store, a post office, traditional pubs, and a well-regarded primary school, Ash Cartwright & Kelsey Church of England Primary School. With a strong sense of community, Ash hosts various events at its village hall and benefits from scenic countryside surroundings, making it an ideal choice for families and professionals seeking a peaceful yet well-connected location.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hall	
Kitchen	2.35 x 2.55m
Lounge/ Diner	4.39 x 5.70m (max)

First Floor

Landing	
Bedroom 3	1.78 x 2.33m
Bedroom 1	2.54 x 4.15m
Bedroom 2	2.54 x 3.39m
Bathroom	

External

Front Garden	
Driveway	
Garage	2.39 x 4.96m
Rear garden	



Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band C (Dover District Council)

Energy Rating: Current 65 | D. Potential 87 | B.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

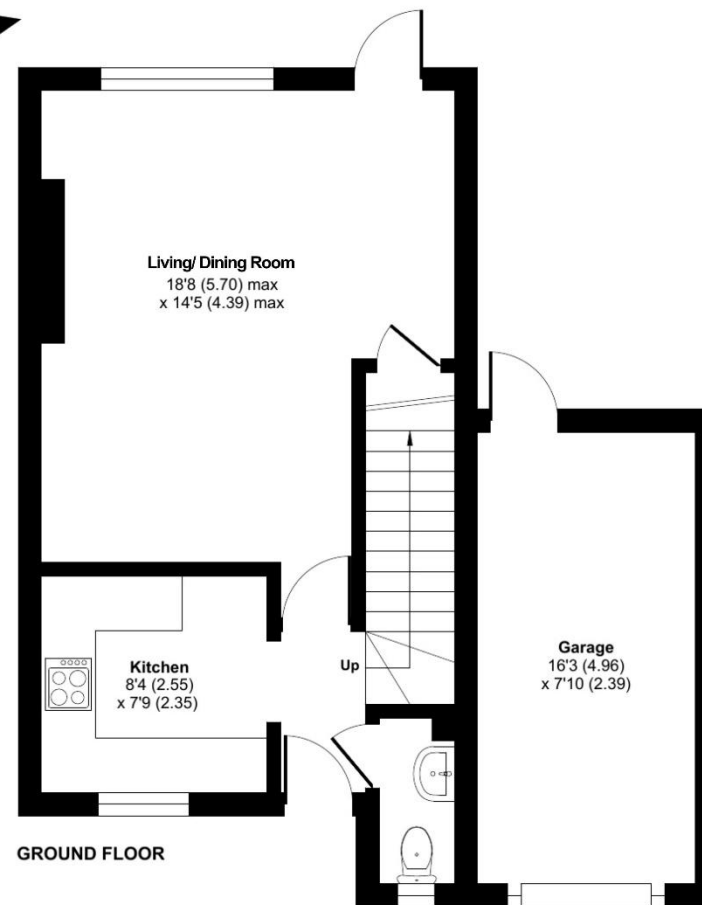
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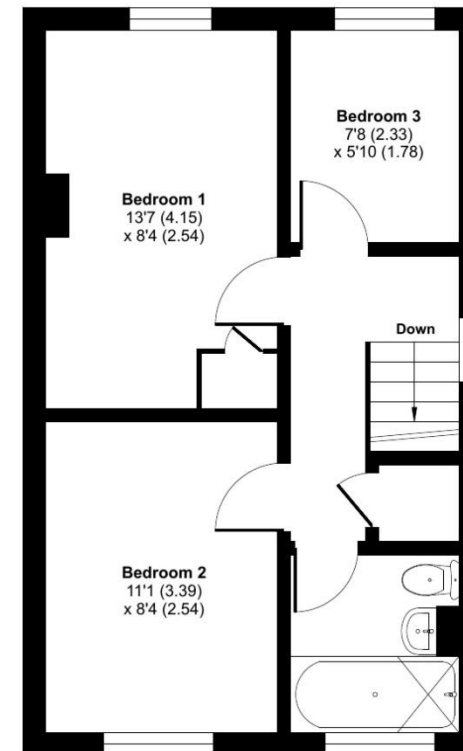


Approximate Area = 762 sq ft / 70.7 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 889 sq ft / 82.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1244252

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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