



Goss Hall Cottages

Goss Hall Lane, Ash, CT3 2AN

Guide Price £350,000

Freehold

Set in the picturesque village of Ash, near Canterbury, this beautifully refurbished former farmer's cottage offers the perfect blend of countryside charm and modern comfort. Thoughtfully updated throughout, the home is ready to move into and provides a rare opportunity to enjoy peaceful rural living within easy reach of local amenities.

The ground floor features a newly fitted contemporary kitchen, a stylish three-piece family bathroom, a practical utility room, and a spacious, light-filled reception room – ideal for relaxing or entertaining. Upstairs, you'll find three generously sized bedrooms, with the principal bedroom showcasing stunning, uninterrupted views across open farmland.

The property benefits from a brand new electric central heating system, providing efficient and eco-friendly warmth throughout the home.

Outside, the cottage is enhanced by a generous wrap-around garden with neatly lawned areas, a patio for outdoor dining, and raised flower beds that create a welcoming and well-kept entrance. Additional brick-built outbuildings offer excellent storage or workshop potential.

A separate, multi-vehicle parking bay is included under a 10-year lease, offering convenient and unrestricted off-street parking.

Offered with no onward chain, this unique home is a must-see for buyers seeking a peaceful rural lifestyle in a well-connected Kentish village.



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

Ground Floor

Entrance Hall	
Reception Room	3.38 x 3.43 (max)
Kitchen	2.82 x 4.52
Utility Room	2.54 x 3.02
Bathroom	

First Floor

Landing	
Bedroom 1	2.67 x 4.55 (max)
Bedroom 2	2.24 x 3.73
Bedroom 3	2.29 x 2.92

External

Outbuilding
Parking Bay

Services: (Mains) Electric. (Private) Water, Drainage.

Council Tax: Band C (Dover District Council)

Energy Rating: Current 63 | D. Potential 76 | C.

Agents Notes: This property benefits from a 10-year lease agreement (from 2024), allowing unrestricted parking for multiple vehicles. Please enquire for more information.

Disclosure: Finn's 1865 Ltd have a personal interest in this property. Please enquire for more information.

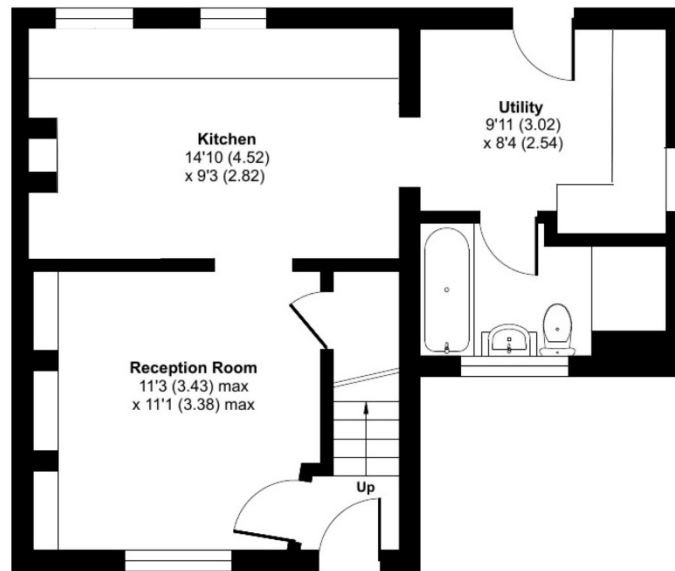
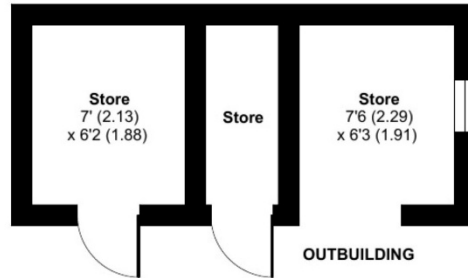
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Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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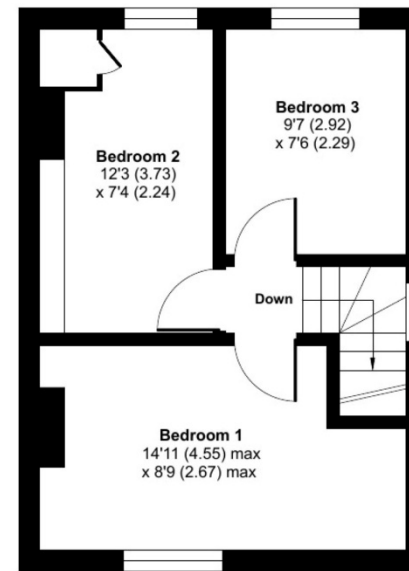


Approximate Area = 761 sq ft / 71 sq m

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 2022. Produced for Finns. REF: 924917

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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82 Castle Street
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Tel: 01843 848230

