



The Street, Ash, Canterbury, CT3 2AA

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Guide Price £325,000
Freehold

This rarely available detached bungalow in the heart of Ash combines period character with modern comforts, offering well-proportioned accommodation presented in excellent condition throughout. Sold chain free, the home benefits from a modern heating system and fully double glazed sash-style windows, creating a bright, comfortable environment while retaining a wealth of original features. The property is ideal for those seeking a low-maintenance home with character, within a highly desirable village setting.

The accommodation begins with an entrance lobby, currently used as a home study, with patio doors providing direct access to the rear garden. The kitchen is fitted with modern units, integrated appliances and granite worktops, providing both style and practicality. The living and dining room is a light and airy space, featuring two characterful fireplaces and exposed ceiling beams, perfect for relaxing or entertaining. Steps down lead to a split-level hall, giving access to a small double second bedroom with built-in wardrobes and a fireplace, alongside a modern three-piece family bathroom with fitted units. The principal bedroom is a generously sized double, with patio doors opening onto the rear garden, and benefits from a contemporary en-suite wet-room.

Externally, the property boasts a beautifully landscaped private garden featuring a generous patio seating area, mature hedging for enhanced privacy, and a practical garden and storage room, offering both space and versatility for enjoyable outdoor living.

Ash is a highly regarded village located between the historic towns of Canterbury and Sandwich, offering a peaceful and welcoming community while providing excellent access to local amenities.



The village itself benefits from essential facilities including a primary school, village shop, pub and recreational spaces, creating a convenient and family-friendly environment. For wider shopping, dining and cultural options, the cathedral city of Canterbury is within easy reach, providing an extensive range of shops, restaurants, theatres and mainline railway connections to London. Sandwich is also nearby, offering charming period streets, independent shops, cafés, restaurants and a mainline station, as well as access to the scenic Kent coastline. Surrounded by beautiful countryside, Ash combines village charm with practicality, making it an appealing location for home movers seeking a balance of community, convenience and rural tranquillity.



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

Ground Floor

Entrance	1.80 x 3.13
Kitchen	2.98 x 3.13
Sitting/Dining Room	3.01 x 6.39
Hallway	

First Floor

Bedroom 2	1.80 x 2.98
Bathroom	
Bedroom 1	4.18 x 4.40
En-suite / wet room	



External

Rear Garden

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

Council Tax: Band C (Dover District Council)

Energy Rating: Current 59 | D. Potential 77 | B.

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Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richycom 2025. Produced for Finn's. REF: 1309701.

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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