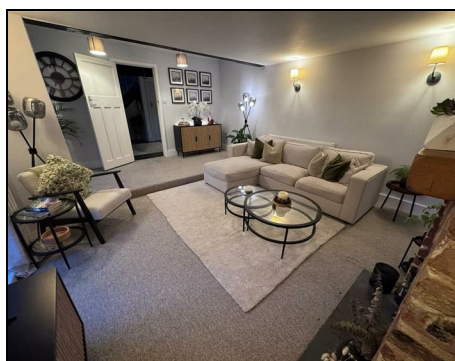


Saunders House Saunders Lane
Ash
Canterbury
CT3 2SH

£2,200 Per Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
e: sandwich@finns.co.uk
www.finns.co.uk



• Detached House • 4 Bedrooms • 1 Reception • Unfurnished Property • Gas C/H • Medium Sized Garden • Driveway Parking Available • Sorry, No Smokers • Deposit £2,535.00 • Council Tax Band F, EPC Band D

Deposit: £2,535

EPC rating E

www.finns.co.uk 01304 614471



A rare opportunity to rent a charming detached country house which offers spacious family accommodation. Decorated to a high standard, this most attractive house is located on the edge of the village of Ash which has a variety of local facilities including state and independent primary schools. The ancient Cinque port of Sandwich is nearby and the cathedral city of Canterbury is a short drive away.

The property features a spacious lounge with a beamed ceiling with doors to the garden. A generously sized conservatory with wooden flooring provides access into the galley kitchen which in turn leads to a large utility room. Additionally on the ground floor there is a large reception room or fourth bedroom (with an en-suite shower room), study, cloakroom an attractive reception hallway.

An attractive staircase leads to the first floor where there are three further double bedrooms and a family bathroom. The house stands within a large garden which is mainly laid to lawn and with ample off road car parking. There is full gas central heating and a private drainage system.

Entrance

Through into a spacious hallway, two radiators, tiled flooring

Cloakroom

Located under the stairs, white low level WC, wash hand basin, radiator, continuation of the tiled flooring

Reception One

17'2" x 13'5"

Brick fireplace for decorative use only, two radiators, two sets of patio doors, fitted carpet

Reception Two or Bedroom 4

13'3" x 13'6"

Open fire place, two radiators, dual aspect windows, fitted carpet

En-Suite Shower Room

White suite, hand basin, low level WC, shower cubicle, tower radiator, laminate flooring

Kitchen

20'8" x 7'11"

Butchers block effect worktops, base units, gas hob set into the breakfast bar, one and a half stainless steel sink and drainer, electric oven and grill, wooden flooring, open plan leading to:

Utility Room

14'9" x 7'2"

Gas central heating boiler, one and a half stainless steel sink and drainer, worktops, floor units, plumbing for a washing machine and dish washer, quarry tiled flooring, radiator

Conservatory

27'6" x 9'11"

Continuation of the wooden flooring, two radiators, double French doors, two further doors to garden

Bedroom one

14'1" x 12'1"

Radiator, dual aspect windows, fitted carpet

Bedroom Two

12'10" x 10'1"

Radiator, dual aspect windows, fitted carpet

Bedroom Three

14'0" x 11'7"

Radiator, fitted carpet

Bathroom

White suite including 'S' shaped bath with shower over, tower radiator, Velux window, laminate flooring

Rent - £2,200 Per Month

Tenancy Deposit - £2,535. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

**Local Authority - Dover
Council Tax Band F**

Viewing: By appointment through Finn's,
Sandwich - tel: 01304 614471

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Viewing: By appointment through Finn's, Sandwich - Telephone:
01304 614471

Date: These particulars were prepared on:

