GUILDCREST ESTATES



60a The Street, Ash, Canterbury CT3 2EW

4 2 3

GUILDCREST ESTATES

The Street, Ash, Canterbury CT3 2EW

Offers over £660,000

Located in the charming village of Ash, near Canterbury, this beautifully presented Grade II listed semi-detached home combines period character with modern comfort. Extensively refurbished in 2015 and redecorated in 2025, the property offers spacious and versatile accommodation ideal for family living.

The living area is full of character, featuring two impressive inglenook fireplaces and original exposed beams, creating a warm and inviting atmosphere. There are three reception rooms in total, providing flexible space for entertaining, dining, working from home or relaxing with family.

The property offers four well-proportioned bedrooms and two bathrooms, including a newly renovated family bathroom completed in 2025. Gas central heating with thermostatic controls on all radiators ensures year-round comfort and efficiency.

The kitchen is fitted with integrated appliances including a fridge, freezer, microwave and dishwasher, making it both practical and well-equipped for modern living.

A standout feature is the extensive cellar measuring approximately 11.3 metres, offering excellent storage and potential for conversion, subject to planning permission. The third

























reception room provides direct access to the garden and includes a large built-in storage cupboard.

Outside, the landscaped rear garden has been designed for year-round enjoyment, with three patio areas to capture sun throughout the day. A quality garden shed provides additional storage.

The property also benefits from two allocated parking spaces within a private car park.

Conveniently located close to village amenities including shops, parish hall, doctors' surgery, recreation ground and parish church, the home enjoys a strong sense of community alongside everyday convenience. This is a rare opportunity to acquire a character-filled home offering space, charm and practicality in a sought-after Kent village.

GUILDCREST ESTATES

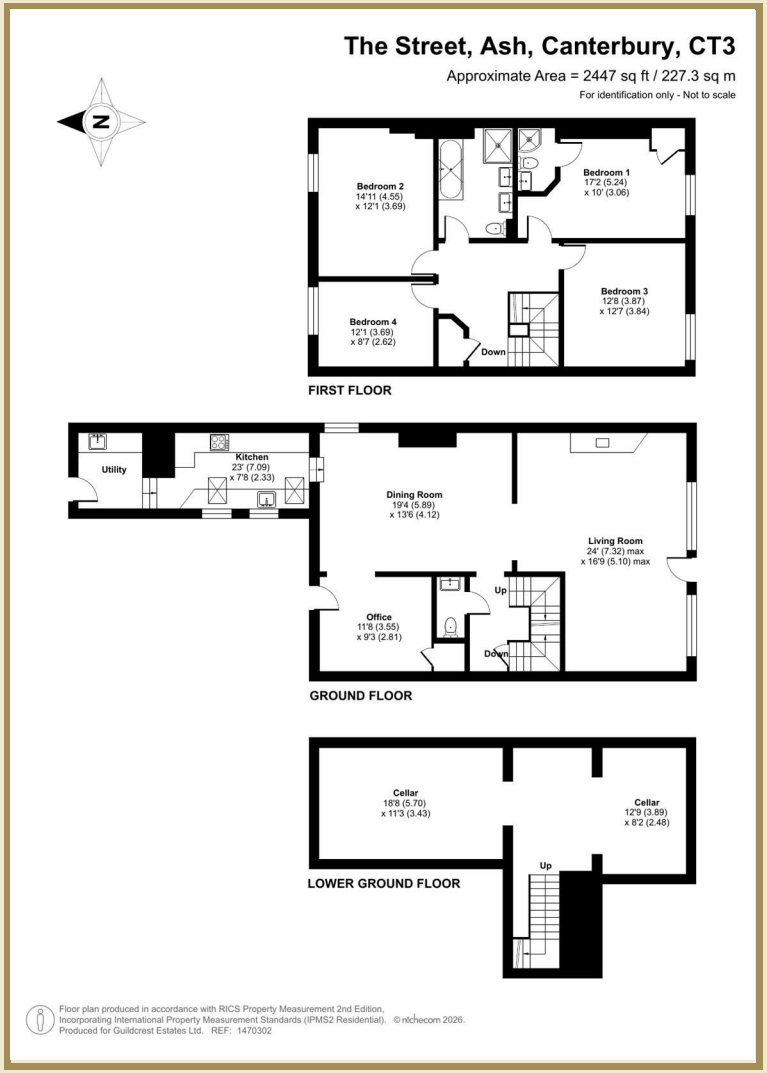
Key Features

- Grade 2 listed building
- Large open-plan living
- Cellar for extra storage
- 2 parking spaces at rear
- Newly renovated bathroom
- En-suite in front bedroom
- Refurbished in 2015
- Original beams in living area

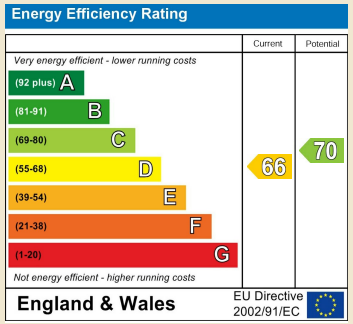
Important Information

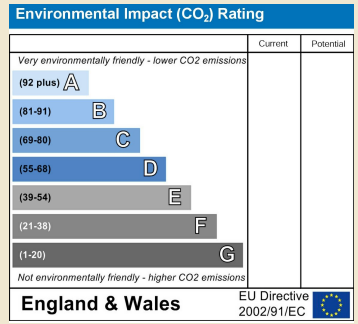
Freehold
House - Mid Terrace
2447.00 sq ft
Council Tax Band D
EPC Rating D

£660,000









01227 696000 www.guildcrestestates.co.uk
24 Lower Bridge Street, Canterbury, Kent CT1 2LG

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.