GUILDCREST ESTATES

60a The Street, Ash, Canterbury CT3 2EW

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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.

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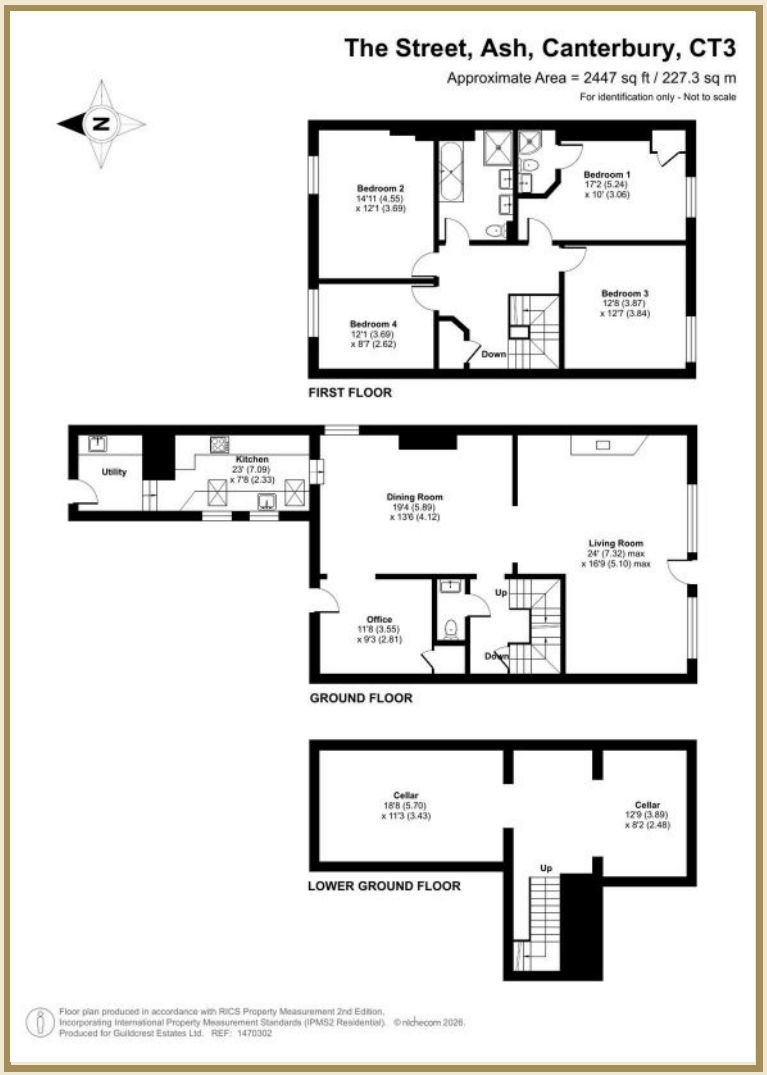
Key Features

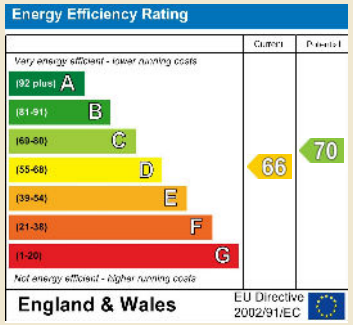
- Grade 2 listed building
- Large open-plan living
- Cellar for extra storage
- 2 parking spaces at rear
- Newly renovated bathroom
- En-suite in front bedroom
- Refurbished in 2015
- Original beams in living area

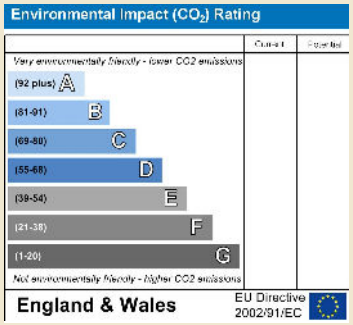
Important Information

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

£660,000







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