GUILDCREST ESTATES

89 The Street, Ash, Canterbury CT3 2AD

3 1 2

GUILDCREST ESTATES

The Street, Ash, Canterbury CT3 2AD

Offers over £275,000

Occupying a prominent position in the heart of the picturesque village of Ash, this Grade II Listed three-bedroom cottage is a wonderful example of period architecture, seamlessly blending centuries of character with comfortable modern living. Believed to date back to the 18th century, the property is rich in original features, offering an abundance of charm both inside and out.

Stepping inside, you are immediately welcomed by a spacious sitting room where an impressive exposed brick chimney breast takes centre stage. Housing a wood-burning stove within the original inglenook fireplace, this is a wonderfully cosy room that perfectly captures the character of the home. The adjoining reception room offers excellent flexibility, serving equally well as a formal dining room, family room or additional sitting area, creating an ideal layout for both everyday living and entertaining.

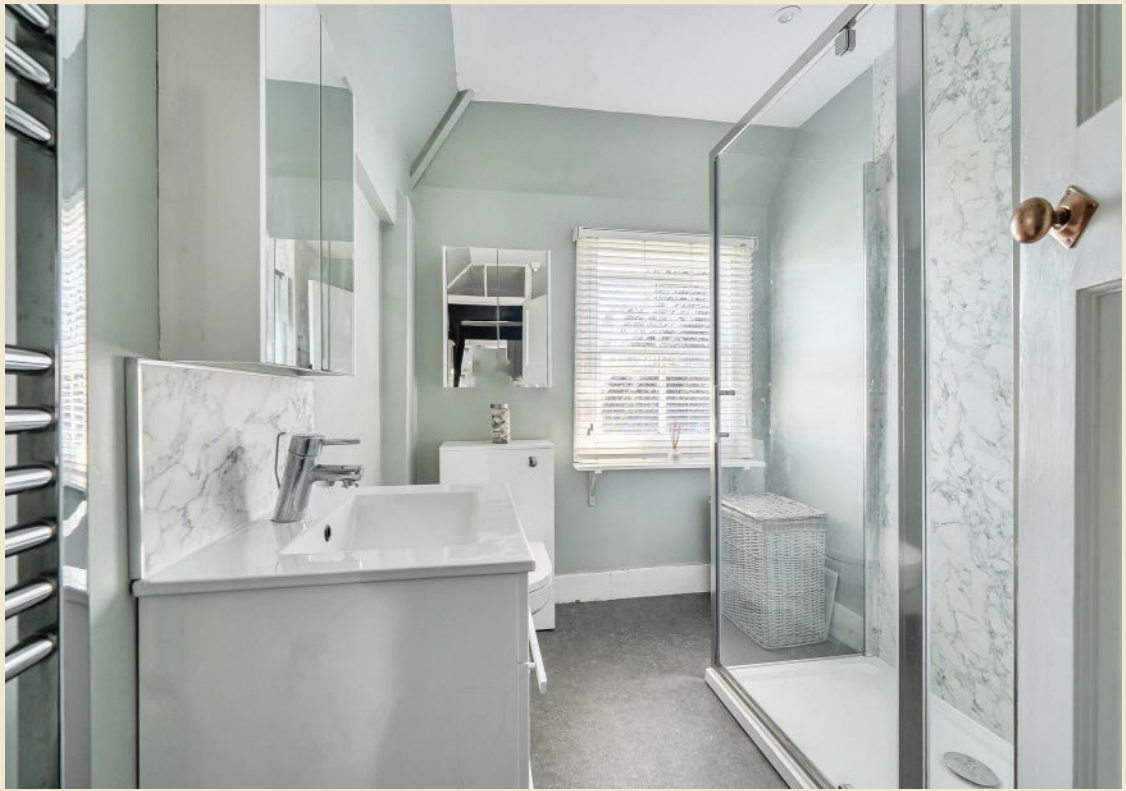
The kitchen is fitted with a range of matching units and enjoys direct access to the beautifully arranged rear garden, making it a practical and sociable space.

Upstairs, the property's heritage continues with exposed timbers and traditional detailing throughout. There are three bedrooms, including two generous doubles, with the

principal bedroom enjoying attractive views across neighbouring gardens and the surrounding village. A stylish contemporary shower room has been sympathetically updated to complement the home's period character.

Outside, the delightful rear garden is arranged over attractive terraced levels, stocked with an abundance of mature planting, flowering borders and established shrubs. Offering several seating areas, it provides the perfect setting to relax, entertain or simply enjoy the peaceful surroundings. Elevated views across the village rooftops and towards the surrounding countryside further enhance this delightful outdoor space.

Situated on The Street, the property is perfectly placed to enjoy everything this sought-after village has to offer



GUILDCREST ESTATES

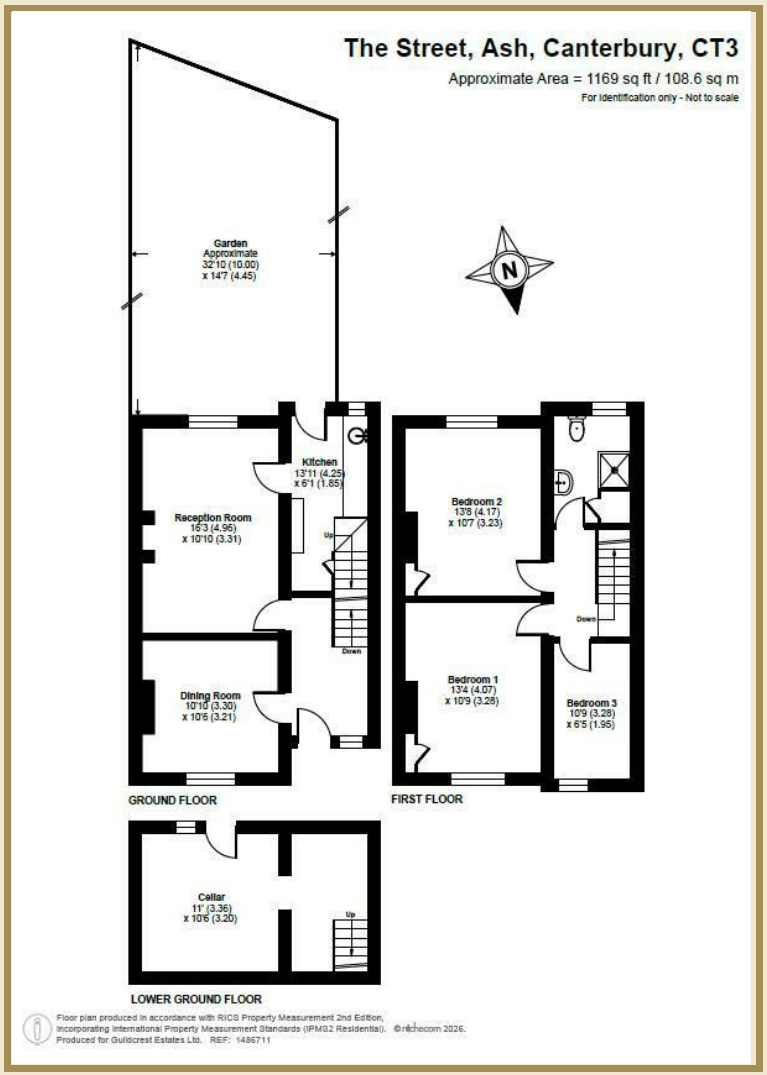
Key Features

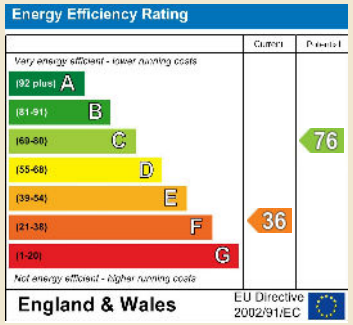
- Grade II Listed
- Inglenook Fireplace
- Exposeed Beams
- Sash Windows
- Feature Fireplace in Bedroom
- Original Beams
- Added bonus of a basement
- Elevated Cottage Garden
- Lovely Views across the Village
- Village Location

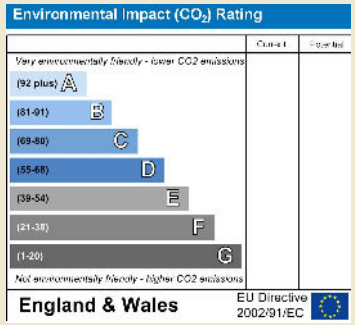
Important Information

Freehold
House - Mid Terrace
1169.00 sq ft
Council Tax Band B
EPC Rating F

£275,000







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

mydeposits ico. The Property Ombudsman Let Alliance
Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 341 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.