



Orchard House, Saunders Lane
Ash, Canterbury, CT3 2BX
£525,000

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Orchard House

Saunders Lane, Ash, Canterbury

A deceptively spacious brand-new detached family home, boasting excellent energy efficiency and an exquisite finish.

Situation

The semi-rural and sought-after village of Ash is surrounded by beautiful countryside with the village itself offering a very good selection of amenities which include pubs, primary schools, doctors' surgery, physiotherapy clinic, general stores, farm shop and restaurant, chemist, library, tennis courts, rugby club, bowling club and village hall offering a busy program of events and clubs. A wider range of facilities can be found in the nearby historic Cinque Port town of Sandwich, approximately three miles distant, and the Cathedral city of Canterbury, approximately eleven miles away. Both Sandwich and Canterbury offer high speed train services to London St Pancras. There are ferry crossings to the continent from the port of Dover and the Channel Tunnel services at Folkestone. For all golf enthusiasts, the Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay.

The Property

Orchard House is a brand new, individually designed detached family home on the outskirts of the sought-after village of Ash. Light and spacious throughout, it has been thoughtfully planned and meticulously executed resulting in high energy efficiency, rated A (96), and an exquisite level of finish. The ground floor offers a welcoming central hallway with a cloakroom, leading to a generous rear sitting room and a bright dual-aspect kitchen/dining room. These superb entertaining spaces connect via double doors, with both rooms featuring glazed French doors opening to the garden. A separate study/snug also adjoins the sitting room. The kitchen is fitted with stylish shaker units, Quartz worktops, a porcelain tiled floor, and Bosch integrated dishwasher, AEG washing machine, and Bosch cooking appliances. Upstairs are four double bedrooms, served by a contemporary family bathroom and a matching ensuite shower room to the principal bedroom. This impressive, chain-free

home is ready to move into, featuring high-performance double glazing, a combi gas boiler with flue heat recovery, interconnected heat and smoke alarms, 4.1kw solar panels and a Buildzone 10-year new build warranty for added peace of mind.

Outside

The property is set back from the road by a generous block paved driveway providing parking for four cars, encompassed by raised sleeper and attractive brick beds, and benefits from an electric car charging point, a video doorbell, an exterior socket and smart outdoor lighting control. Steps lead up to a paved front pathway which extends to the side and rear garden beyond. The landscaped garden to the rear is predominantly lawned with fenced boundaries, and an attractive paved patio runs the full width of and extends out from the rear elevation.

Services

All mains' services are understood to be connected to the property inclusive of 4.1kw solar photovoltaics.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: TBA

EPC Rating: A

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

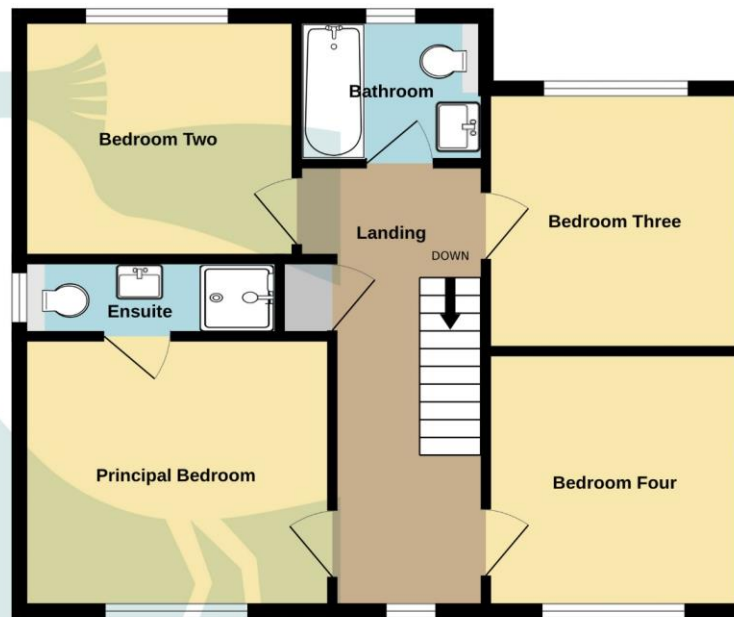


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor



First floor

**Entrance Hall**

6' 9" x 6' 6" (2.06m x 1.98m)

Sitting Room

16' 0" x 18' 5" (4.87m x 5.61m) narrowing to 15' 2" (4.62m)

Study/Snug

8' 0" x 6' 6" (2.44m x 1.98m)

Cloakroom

6' 6" x 2' 11" (1.98m x 0.89m)

Kitchen/Dining Room

19' 9" x 9' 9" (6.02m x 2.97m)

First Floor**Principal Bedroom**

11' 10" x 10' 4" (3.60m x 3.15m)

Ensuite Shower Room

9' 10" x 2' 11" (2.99m x 0.89m)

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Bedroom Three

9' 11" x 9' 8" (3.02m x 2.94m)

Bedroom Four

9' 11" x 9' 8" (3.02m x 2.94m)

TOTAL FLOOR AREA : 1292sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A	96 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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