



17 Mill Field
New Street, Ash, CT3 2BD
£379,000

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17 Mill Field

New Street, Ash

A beautifully presented and deceptively spacious semi-detached family home, set in a quiet cul-de-sac location.

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, Bowles 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, Canterbury and the new Parkway Railway Station in Cliffsend 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 St Royal St Georges Golf Club are close by at Sandwich Bay.

The Property

Set within a peaceful cul-de-sac and forming part of an attractive development built in 2019 by Guildcrest Homes, No. 17 is a beautifully presented semi-detached family home offering deceptively spacious accommodation finished to an exceptional standard. The wide, dual-aspect entrance hallway creates a welcoming first impression and includes a useful cloakroom, leading through to both the sitting room and the kitchen/dining room. This bright and contemporary space is fitted with a comprehensive range of stylish shaker units and a full suite of integrated appliances, including a fridge/freezer, dishwasher, washing machine and cooking appliances. Glazed double doors open into the spacious sitting room, which spans the full width of the property and enjoys views over, and access to, the rear garden. To the first floor are three well-proportioned double bedrooms, including an impressive principal bedroom with a luxurious, fully tiled en-suite shower room. The remaining

bedrooms are served by a generous family bathroom, featuring both a large corner bath and a separate shower enclosure. This enviable family home further benefits from double glazing, gas central heating and solid oak internal doors throughout.

Outside

To the front of the property is a block-paved driveway providing off-road parking for up to three vehicles, along with access to the single garage. To the rear lies a beautifully landscaped garden, featuring a paved patio, decked seating area and a central lawn, all framed by well-established planted borders.

Services

All main services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: B

Agents Note

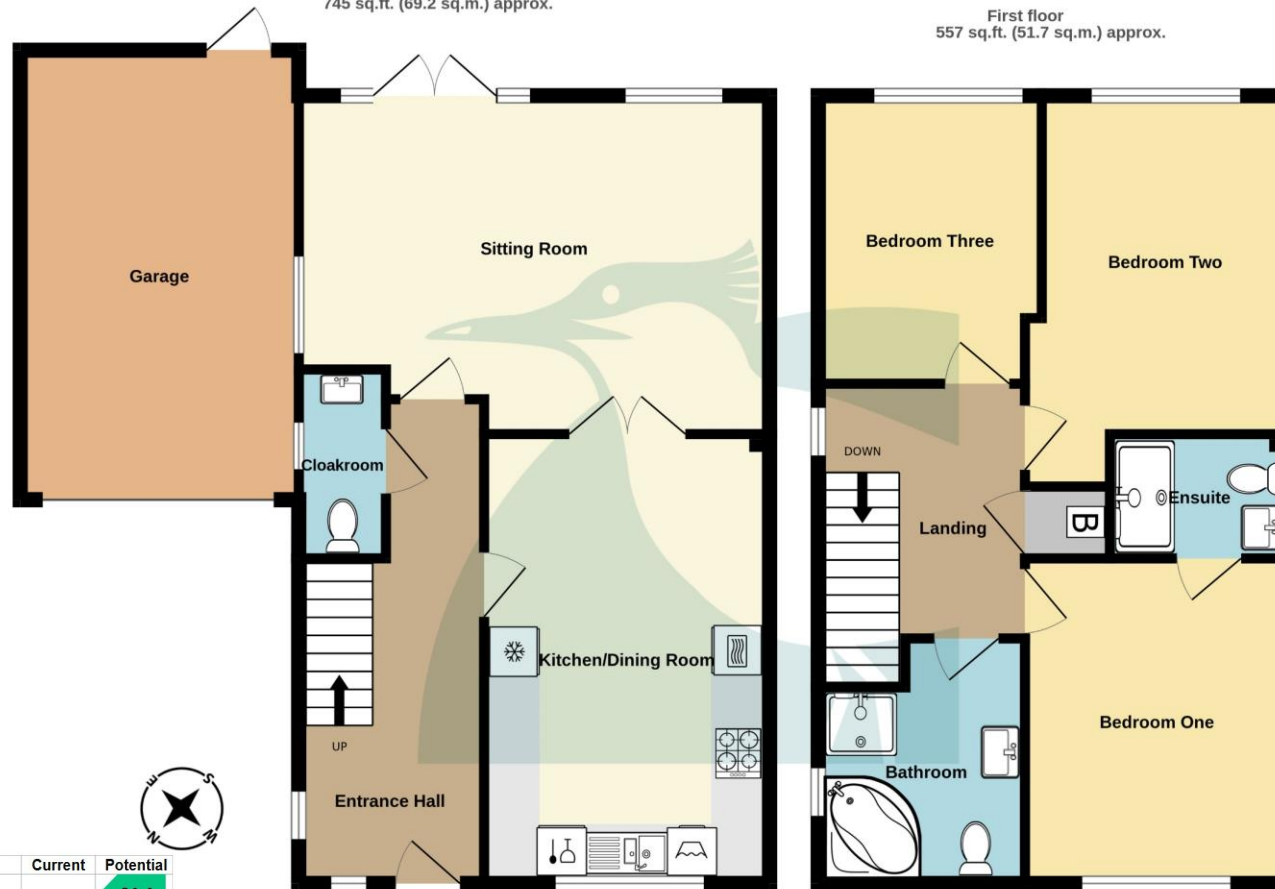
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
745 sq.ft. (69.2 sq.m.) approx.

First floor
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hallway

18' 9" x 6' 9" (5.71m x 2.06m)

Kitchen/Dining Room

11' 1" x 17' 5" (3.38m x 5.30m)

Sitting Room

18' 3" x 13' 1" max (5.56m x 3.98m)

Cloakroom

6' 10" x 3' 0" (2.08m x 0.91m)

First Floor

Bedroom One

12' 9" x 10' 3" (3.88m x 3.12m)

Ensuite

6' 11" x 4' 9" (2.11m x 1.45m)

Bedroom Two

12' 5" x 9' 7" (3.78m x 2.92m) plus recess

Bedroom Three

11' 2" x 8' 3" (3.40m x 2.51m)

Bathroom

9' 6" x 7' 6" (2.89m x 2.28m)

Garage

17' 5" x 10' 10" (5.30m x 3.30m)

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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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