

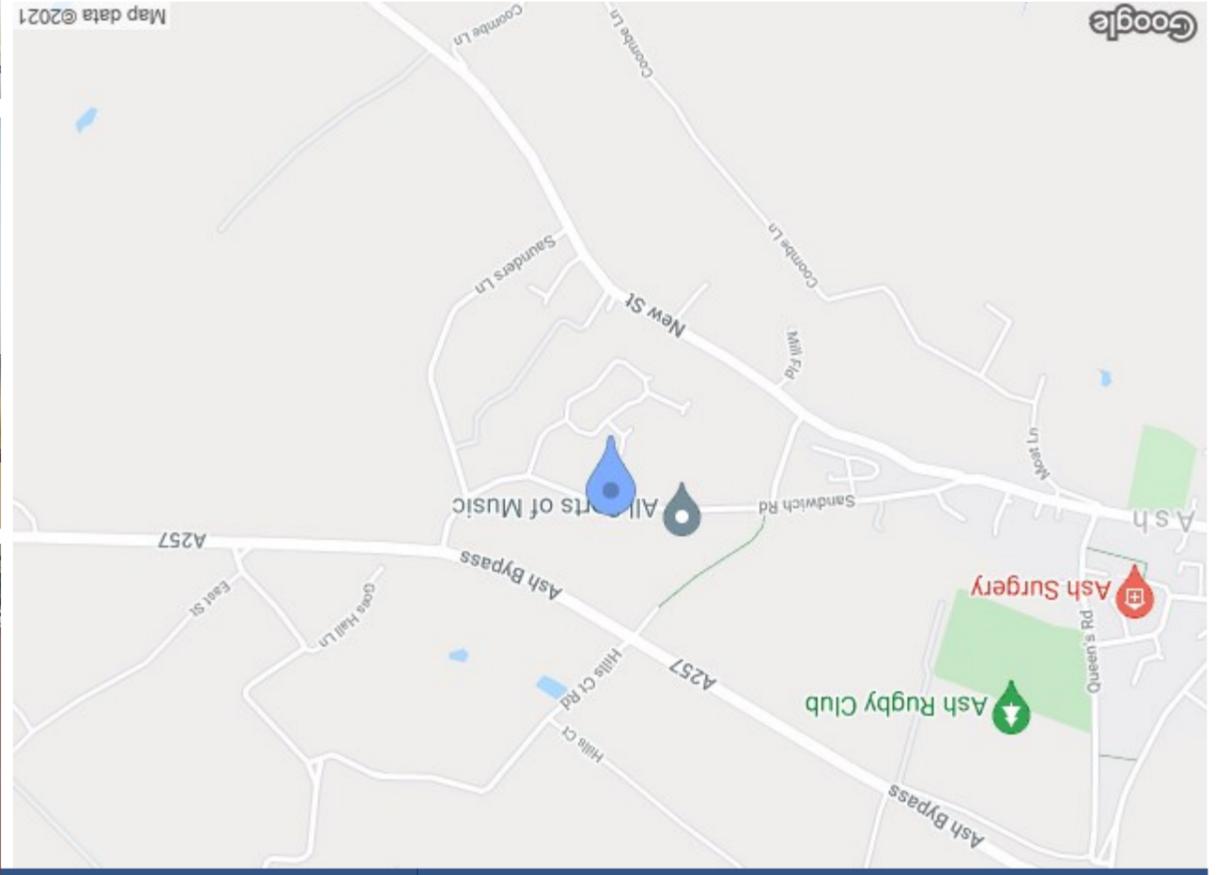
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

miles & barr
...valuing people, not just property

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	88
Potential	



COLLAR MAKERS GREEN CANTERBURY



miles & barr

**COLLAR MAKERS GREEN
CANTERBURY**

£475,000

- Amazing Family Home
- Four Bedrooms
- Three Bathrooms
- Driveway and Garage
- Lovely Rear Garden
- Quiet And Desirable Road
- Popular Village Location
- Viewing | Recommended

LOCATION

The village of Ash is situated to the east of the Cathedral city of Canterbury, and is within 3 miles to the Cinque Port of Sandwich. There are two local pubs, a Post Office, primary school and several shops all on hand, and within a matter of minutes you can be taking a stroll through the beautiful Kent countryside.

SURROUNDING AREAS

The property is situated within approximately 9 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

****IDEAL FAMILY HOME****

Miles and Barr are delighted to offer to the market this spacious family detached home located in Collar Makers Green, in the ever so popular village location of Ash, which is just a short distance to Sandwich and a short drive to Canterbury.

The ground floor accommodation comprises entrance hall, lounge, dining room, study, kitchen/breakfast room and WC. To the first floor you will find the main family bathroom, four spacious bedrooms and two with En Suites. There is a driveway and garage to the side of the house with access through to the rear garden. The rear garden is low maintenance with various wildlife coming to visit. The property is well presented throughout and ready to move into making this a great buy.

Please call Miles and Barr to arrange all viewings.

DESCRIPTION

Entrance

Lounge 16'09 x 11'07 (5.11m x 3.53m)

WC 6'03 x 3'02 (1.91m x 0.97m)

Office 8'09 x 7'08 (2.67m x 2.34m)

Dining Room 10'10 x 8'10 (3.30m x 2.69m)

Kitchen 17'07 x 13'04 (5.36m x 4.06m)

First Floor

Bathroom 8'06 x 8'01 (2.59m x 2.46m)

Bedroom One 18'11 x 10'01 (5.77m x 3.07m)

En-Suite One 6'10 x 5'06 (2.08m x 1.68m)

Bedroom Two 13'04 x 11'09 (4.06m x 3.58m)

En-Suite Two 6'07 x 6'00 (2.01m x 1.83m)

Bedroom Three 11'09 x 8'09 (3.58m x 2.67m)

Bedroom Four 8'05 x 7'10 (2.57m x 2.39m)

External

Rear Garden

