



2A QUEENS ROAD
CANTERBURY

£500,000

- Detached Home
- 3 Large Double Bedrooms
- 3 Bathrooms
- Off Street Parking
- Central Village Location
- Private and Low Maintenance Garden
- Sun Room
- Remaining NHBC Warranty
- Large Storage Shed & Wheelie Bin Storage
- Bathroom With Shower Over & Shower Screen

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 primary school, a second private primary school, a further food store, a farm shop with coffee shop, a B&B with bistro/coffee shop, two hairdressers - one with beauty salon and spa, doctors surgery, village hall 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. Canterbury City Centre includes 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 the famous Royal St George's golf club in Sandwhich, 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

IMMACULATE & SPACIOUS DETACHED HOME IN ASH!

Miles and Barr are delighted to bring to the market this three bedroom detached house in the sought after village of Ash. Situated just off The Street with all its local amenities, including a Co-op. This property is also ideally located for easy access on to the surrounding main roads leading to Thanet, Dover or Canterbury.

The property was constructed in 2015 to the latest regulations and the current owner has then carried out an extension and general improvements upon purchase in 2017. The resulting property is a truly special home which any perspective purchaser could move straight into, and not have to make any changes if they wish.

In its current layout you enter the property into an entrance hall, with the stairs and WC straight ahead of you. The ground floor then wraps around the central stairs & so on the left hand side of the hall is the modern & a versatile kitchen. Behind the kitchen is the extension which has been built to create a sun room which is a lovely and bright space to sit. This leads through to the dining area at the back of the property, with the lounge in front which can also be accessed by heading right from the initial entrance hall. The extension has allowed the whole downstairs to flow much better & both the dining room & sun room have double French doors into the garden. On the first floor there are two very large double bedrooms, one stretches the whole length of the house with windows on both sides to bring in plenty of light. This could be split into two bedrooms if needed. The other bedroom on this level features an en-suite shower room. Finally on this level is the main bathroom with a 3 piece bath suite. The second floor provides a grand master suite, with large double bedroom & fitted wardrobes, together with a further bathroom with 3 piece freestanding bath suite.

Externally the property has off street parking for two+ cars & a low maintenance rear garden with access at the rear.

DESCRIPTION

GROUND FLOOR

Entrance Hall

Lounge 16'10 x 10'7

Dining Area 10'10 x 8'4

Kitchen 16'10 x 8'1

Sun Room 12'2 x 7'7

WC 4'6 x 2'6

FIRST FLOOR

Landing

Bedroom Two 14'9 x 9'1

En-Suite Shower 10'10 x 7'1

Bedroom Three 16'9 x 8'8

Main Bathroom 6'5 x 5'6

SECOND FLOOR

Bedroom One 14'9 x 13'9

En-Suite Bath 12'1 x 8'1

External

Rear Garden



2A QUEENS ROAD CANTERBURY



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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