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England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(45-54)
	F	(31-40)
Not energy efficient - higher running costs	G	(1-30)
Current		
Possible		



PIPPIN CLOSE CANTERBURY



PIPPIN CLOSE
CANTERBURY

ASKING PRICE £395,000

- Four/Five Bedroom Townhouse
- Home Office
- Treatment Room/Studio
- Very Well Presented
- Car Port - Used as Home Gym
- Popular Village Location

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 recently refurbished Marlowe Theatre, the spectacular Beany 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

Miles and Barr are delighted to offer this four/five bedroom town house in Pippin Close, Ash.

A very popular development with a central green surrounded by picturesque countryside, this spacious property is ideal for any family wishing to reside in a rural village setting yet still be within 30 minutes of the vibrant city of Canterbury and historic Port of Sandwich.

Built in 2004, the accommodation in brief comprises - entrance hall, WC, large open plan kitchen diner with a range of modern wall and base units, utilities room, five bedrooms one of which would make a great home office/study, en suite to master with steam room cabin featuring both bath and shower, family bathroom.

Externally the rear garden is beautifully landscaped with a outdoor patio dining area, lawn with artificial grass, a further relaxed seated area and spa hot tub. The garage has been converted to provide a treatment room and would make an idea studio or second home office. The car port has an electric roller door and provides good storage, it is currently arranged as a home gym.

A blue tooth audio system has been installed in the garage treatment room, car port and en suite.

DESCRIPTION

Entrance

Lounge 12'09 x 15'01 (3.89m x 4.60m)

Kitchen 10'00 x 9'09 (3.05m x 2.97m)

Bedroom One 15'06 x 9'09 (4.72m x 2.97m)

En Suite 8'11 x 7'06 (2.72m x 2.29m)

Bedroom Two 12'07 x 10'10 (3.84m x 3.30m)

Bedroom Three 12'03 x 9'01 (3.73m x 2.77m)

Bedroom Four 9'03 x 9'05 (2.82m x 2.87m)

Bedroom Five 8'03 x 7'00 (2.51m x 2.13m)

WC 8'00 x 7'03 (2.44m x 2.21m)

External

Rear Garden

