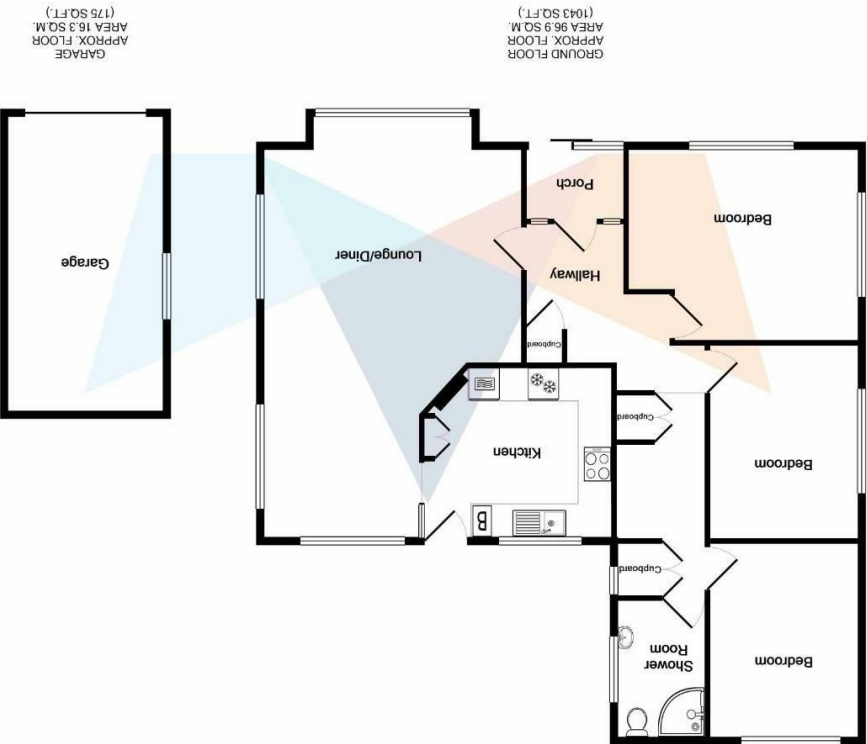


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide 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



Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
(1-20)	(21-30)
E	D
(35-50)	(51-60)
C	B
(61-80)	(81-90)
A	A
(91-100)	(101-120)
Very energy efficient - lower running costs	
70	
83	

TOTAL APPROX. FLOOR AREA 113.2 SQ.M. (1218 SQ.FT.)
Made with Matterport (2021)



1 ASHTON CLOSE GREAT MONGEHAM, DEAL



1 ASHTON CLOSE GREAT MONGEHAM, DEAL

£425,000

- Charming detached bungalow
- Situated in small cul-de-sac
- Generous size plot
- Just outside of Deal
- Three bedrooms
- Two large garden areas

LOCATION

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

The historic Medieval market town of Sandwich, is named after the eighteenth century aristocrat, The Fourth Earl Of Sandwich, John Montagu, he requested that his staff bring him meat tucked between two pieces of bread, with others then ordering "The same as Sandwich". A museum is now housed within the Guildhall which was built in 1579, it is possible to see the Magna Carta here along with the sister document the Charter Of The Forest dating from 1300, not far from the distinctive Toll Gate are the Salutation Gardens designed in 1912 by Sir Edwin Lutyens, a beautiful garden and place for afternoon tea. This quaint town is one of the Cinque Ports and is situated on the River Stour with water-based communities both upstream and downstream including a seal colony which can be viewed from vessels in the estuary where the river meets Pegwell Bay. Famous Golf Courses include Royal St Georges and Princes where the British Open Tournament has been held on a couple of occasions, the area is also hugely important for migrating birds with the British Trust for Ornithology operating from their base at Sandwich Bay which is within the desirable residential private estate. Sandwich town is made up of often narrow streets with excellent examples of timber framed buildings, to the extent that Strand Street has the longest unbroken stretch of such buildings in England. This charming town feels like a village and has a real sense of community and a quieter pace of life where independent retail can still be found.

ABOUT

IF YOU LOVE THE COUNTRY ATMOSPHERE.. A charming detached village bungalow, situated in a small cul-de-sac on a very generous size plot with enormous potential, boasting a wonderful rural outlook, located in the village Mongeham, just outside Deal.

The generous size light and airy accommodation is accessed through an entrance porch which leads into the hall with doors opening into the main principle rooms. There is a large L -shaped lounge dining room that leads into the fitted kitchen. off the hall are doors into the three bedrooms and the shower room.

Outside; The rear garden is approximately 70 x 40 feet, mainly laid to lawn and interjected by mature trees and meandering to various different established plant and flower beds, looking out to neighbouring paddocks. It really is quite a special place and even more can be done to the garden to create an idyllic space to enjoy. The front garden is again mainly laid to lawn and there is plenty of parking leading to the garage. Beside the garage there is also another garden area measuring approximately 40 x 50 feet including a greenhouse.

DESCRIPTION

- Entrance
- Entrance Porch
- Entrance Hall
- Lounge/Dining Room 27'1 x 15'7 (8.26m x 4.75m)
- Kitchen 11'6 x 10'6 (3.51m x 3.20m)
- Bedroom One 13'11 x 11'8 (4.24m x 3.56m)
- Bedroom Two 11'10 x 9'4 (3.61m x 2.84m)
- Bedroom Three 11'3 x 9'3 (3.43m x 2.82m)
- Shower Room 8'4 x 5'11 (2.54m x 1.80m)
- Exterior
- Front Garden
- Garage 18'2 x 9'2 (5.54m x 2.79m)
- Rear Garden

