



New Street, Ash, Canterbury


MILES & BARR
EXCLUSIVE



Crooked Billet House

96 New Street
Ash
Canterbury
Kent
CT3 2BN



Description

Ground Floor

- Hall
- Sitting Room
26'8 x 13'1
(8.13m x 3.99m)
- Kitchen/Diner
23'0 x 11'11
(7.01m x 3.63m)
- Larder
- Utility Room
7'10 x 7'3
(2.39m x 2.21m)
- Study
7'9 x 7'7
(2.36m x 2.31m)
- Dining Room
15'4 x 12'1
(4.67m x 3.68m)
- Boot Room
8'1 x 5'5
(2.46m x 1.65m)
- WC

- Bedroom
19'0 x 13'1
(5.79m x 3.99m)
With built-in
cupboards
- En-suite Shower
Room
- Bedroom
11'10 x 11'8
(3.61m x 3.56m)
- En-suite Shower
Room
- Bedroom
12'0 x 11'8
(3.66m x 3.56m)
With built-in
wardrobes
- Bedroom
11'9 x 9'6
(3.58m x 2.90m)
- Bathroom

External

- Double Garage
18'11 x 16'8
(5.77m x 5.08m)
- Driveway
- Rear Garden

First Floor

- Landing

Property

This substantial property was for many years one of the landmark public houses in Ash. Converted in the 1990's and significantly extended by the current owners the property is now a stylish a beautifully crafted family home with bright, airy reception rooms, good family accommodation, modern fitted bathrooms and a stunning kitchen.

The property opens into a large entrance hallway leading through to the living room and separate dining room. A modern fitted kitchen offers high end appliances, massive centre island and allows ample space for an additional breakfast table and chairs. The main sitting room is a spacious triple aspect room with open plan fireplace and double doors leading out on to the garden. The ground floor accommodation also offers utility room and a boot room. The first floor accommodation is well arranged, with the master bedroom having built-in wardrobes and a well fitted en-suite shower room. The guest bedroom also has an en-suite shower room. There are two further bedrooms and a family bathroom. All the bathrooms have been upgraded with quality fitments and tiling.

A driveway to the side of the house leads to a double garage and provides off street parking for several cars. The garden to the rear is dominated by a magnificent eucalyptus tree. Well stocked beds front tall hedges, which give good levels of seclusion and privacy.

Ash village has a variety of local facilities, including shops, schools, a doctor's surgery and public houses. Sandwich and Canterbury both offer a further range of amenities. There is excellent road access, with the A256 connecting with the A2 at Dover, linking directly with the A2/M2 and the A20/M20. Stations at Sandwich and Canterbury offer services to London; trains on the high speed line takes under an hour to London St Pancras from Canterbury West. The area has good access to the Continent.



Our Time Here

The house is situated on a quiet residential street on the outskirts of Ash with easy access to both Sandwich and Canterbury. Countryside walks are close by, while there are good amenities and a junior school in the village.

Previously run as a public house dating back to 1851, The Crooked Billet has been converted and extensively renovated since the late 1990's. The hall opens to the dining room, living room and study. The dining room comfortably fits a table for ten, while the living room has three windows and an open fireplace with a limestone surround. Double French doors lead to the paved terrace, then to the lawn. Our huge eucalyptus tree adds to the secluded nature of the garden.

Separated from the front hall by a door are the kitchen, downstairs toilet, boot room and the original pub stairs. We renovated the kitchen in 2018, transforming it into a large, airy room facing the garden and benefitting from extra light by roof lantern. The large island homes the second sink and we have a bespoke fitted bench at end of the breakfast area. The larder/wine store and utility room leads off the main kitchen.

Upstairs are four good-sized bedrooms. The master bedroom has dual aspect windows and fitted storage space. The two en-suites and the family bathroom are finished to a high standard. The loft is partially boarded and easily accessed via a fitted ladder from the smallest bedroom.

We enjoy being able to walk to the village which has an active welcoming community, but we also love the easy access to the countryside for dog walking.



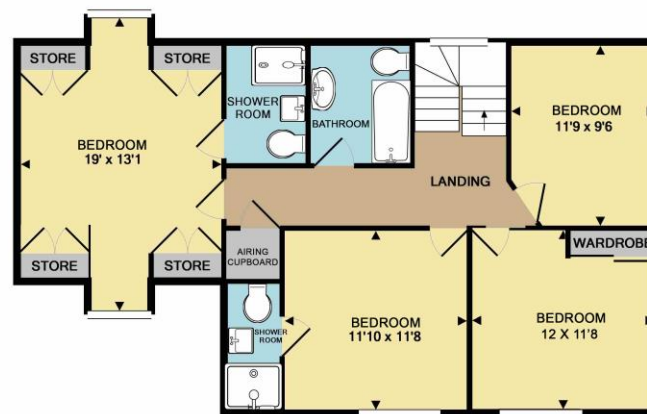


GROUND FLOOR
APPROX. FLOOR
AREA 1494 SQ.FT.
(138.8 SQ.M.)

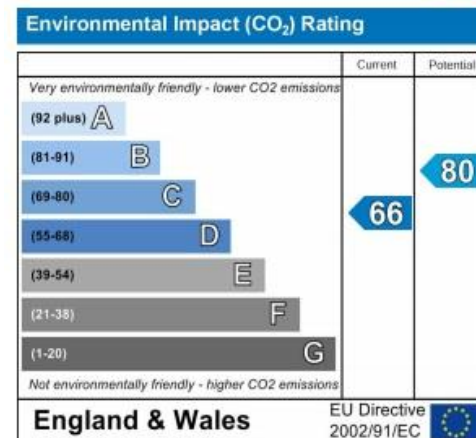
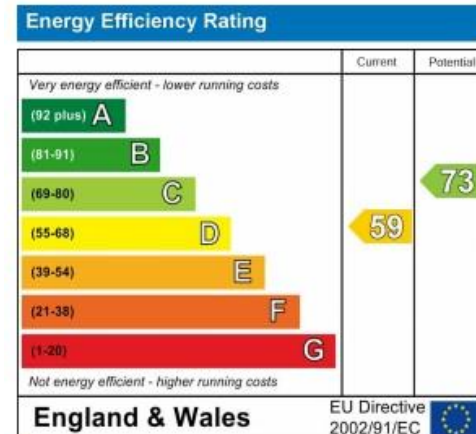
TOTAL APPROX. FLOOR AREA 2351 SQ.FT. (218.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 857 SQ.FT.
(79.6 SQ.M.)



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