



Harling Drive, Ash, Canterbury

  
MILES & BARR  
EXCLUSIVE





Ivy House  
Harling Drive  
Ash  
Canterbury  
Kent  
CT3 2BH



### Description

#### Ground Floor

- Hallway
  - Cloakroom
  - Cupboard
  - Lounge  
26'1 x 13'1  
(7.95m x 3.99m)
  - Study  
7'4 x 7'1  
(2.24m x 2.16m)
  - Kitchen  
14'5 x 12'6  
(4.39m x 3.81m)
- Bedroom  
9'6 x 7'5  
(2.90m x 2.26m)
  - Bathroom
  - Cupboard

#### External

- Front  
Garden/Driveway  
With Car Barn
- Rear Garden

#### First Floor

- Bedroom  
12'10 x 10'7  
(3.91m x 3.23m)  
Plus Built in  
Wardrobe
- En-suite Shower  
Room
- Bedroom  
13'1 x 10'  
(3.99m x 3.05m)
- Bedroom  
9'6 x 7'5  
(2.90m x 2.26m)

## Property

Found on a private gated development of just two individually designed family homes, Ivy House a stunning four bedroom detached home built to a high specification. The property provides light, bright contemporary living and has been thoughtfully designed throughout.

The accommodation is arranged over two floors and boasts two reception rooms, cloakroom and fabulous kitchen to the ground floor with four bedrooms, the master having an en suite shower room and family bathroom to the first floor.

Ivy House stands in an enclosed plot laid mainly to lawn with a patio area ideal for outdoor entertaining. To the rear there are fantastic views of fields and the open countryside. There is also a two-space car barn.

The property is found in the popular village of Ash which offers a variety of facilities including a range of shops, primary school, doctor's surgery and public houses among many other. The Cinque Port of Sandwich and Cathedral City of Canterbury are both with easy access offering a wider variety of shopping, dining, educational and cultural facilities. Canterbury West train station offers a high speed service to London St Pancras as does Sandwich train station. The Channel Port of Dover, Eurotunnel at Folkstone also offer regular services to the continent.



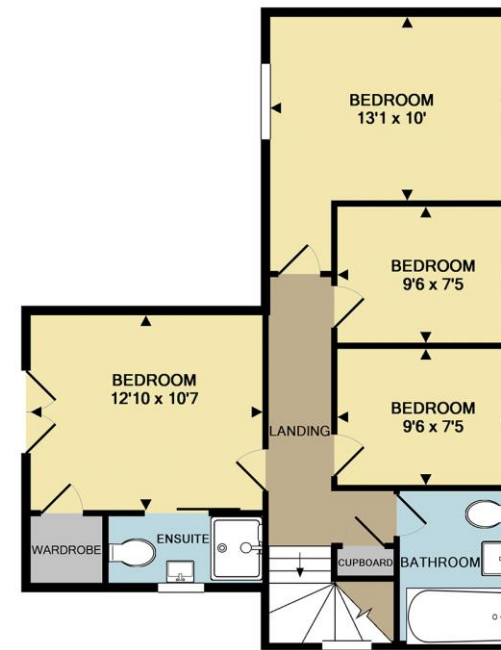
## Specification

- Contemporary heritage colour scheme
- Amtico flooring
- Underfloor heating to the entire Ground Floor
- Attractive fireplaces with natural wood burning stoves
- High quality traditional German Shaker style kitchen with Composite store worktops and integrated Bosch appliances including oven, hob, combination microwave, washing machine, dryer, fridge/freezer, wine cooler and dishwasher.
- Luxury bathroom and en-suites with Italian tiling, bespoke mirrors.
- Double glazed
- Bi-folding doors offering direct access to the garden
- Central heating
- Juliet balconies to master bedroom
- Garden mainly laid to lawn with patio areas
- Exterior lighting to the front and rear
- Oak 2 car barn
- Automated electric gates to the property





GROUND FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT.  
(57.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 612 SQ.FT.  
(56.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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