

The Street, Ash, Canterbury, CT3 2HH

Asking Price £328,300



The Street

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Nestled in the charming village of Ash, Canterbury, Yeoman Cottage is a delightful period thatched property that boasts a rich history dating back to 1627. This semi-detached, Grade II listed house, originally a Kentish yeoman's residence, has been lovingly preserved and enhanced over the centuries, including significant alterations by the renowned architect Sir Herbert Baker.

Yeoman Cottage is not just a house; it is a piece of history waiting to be cherished by its next owner.

Upon entering, you are welcomed into a cosy sitting room featuring an inviting inglenook fireplace, complete with a gas fire, and elegant wooden flooring. This space not only exudes warmth but also provides access to the original cellar, which is currently utilised for storage and remains dry, adding to the practicality of the home.

The fitted kitchen is well-appointed with spaces for all necessary appliances and features a stable door that leads to a low-maintenance garden, perfect for enjoying the outdoors. The garden also includes a charming summer house, ideal for relaxation or entertaining guests.

The first floor comprises two spacious double bedrooms, providing ample room for rest and relaxation. The bathroom is fitted with a modern white suite and includes a shower over the bath, ensuring convenience for daily living.

Located in the heart of Ash, this property offers a unique blend of historical charm and modern comfort, making it an ideal home for those seeking a tranquil village lifestyle with easy access to local amenities. Yeoman Cottage is not just a house; it is a piece of history waiting to be cherished by its next owner.

All viewings are strictly by appointment only.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



the only thatched roof in the village

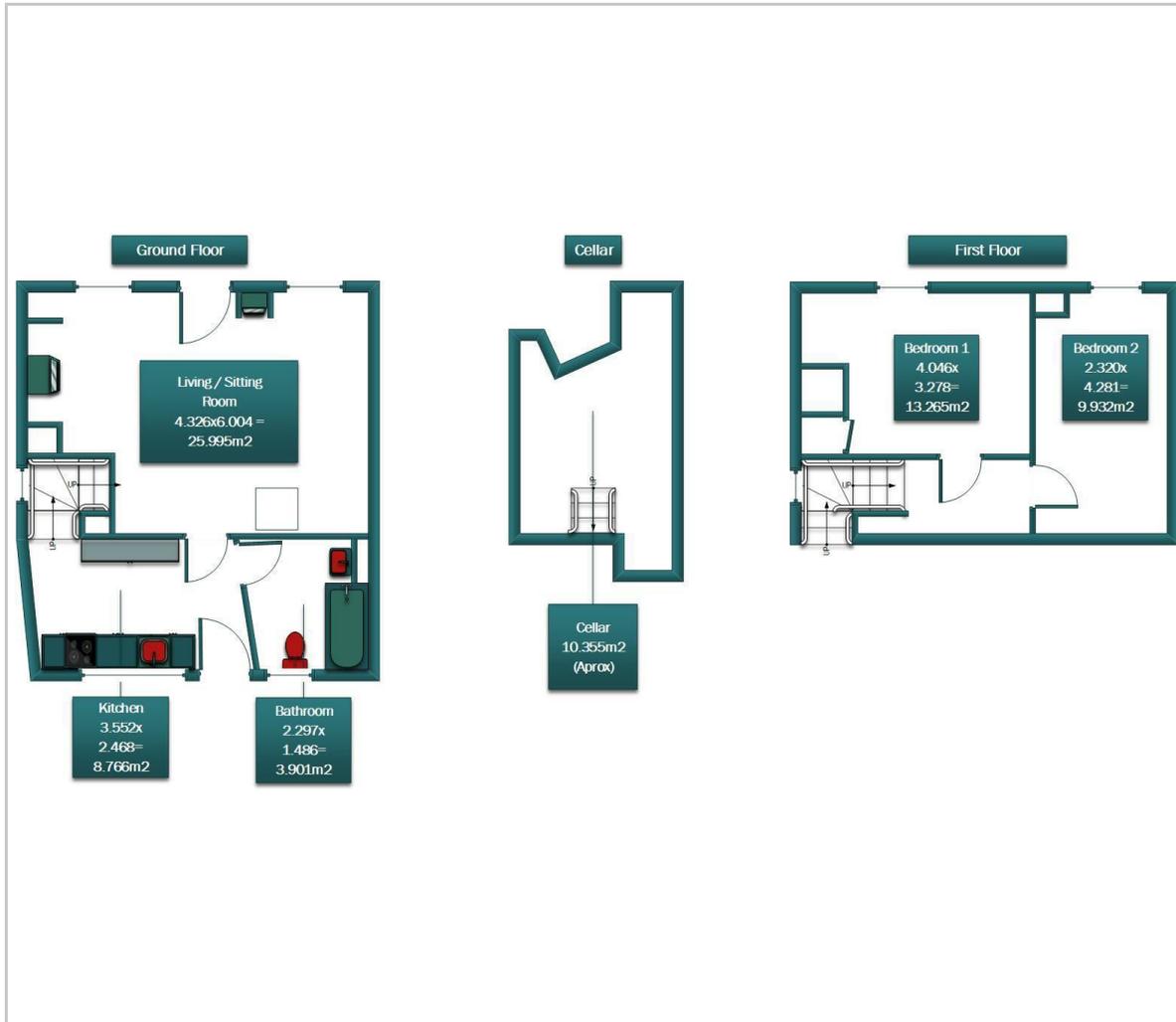




Ground Floor
Living/Sitting Room
14'2" x 19'8" (4.326 x 6.004)
Bathroom
7'6" x 4'10" (2.297 x 1.486)
Kitchen
11'7" x 8'1" (3.552 x 2.468)
Cellar
33'11" (approx) (10.355 (approx))
First Floor
Bedroom 1
13'3" x 10'9" (4.046 x 3.278)
Bedroom 2
7'7" x 14'0" (2.320 x 4.281)



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

