



The Street Ash, Canterbury, CT3 2EW

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Guide Price £170,000

Freehold

Situated along The Street in the heart of Ash, this charming end terrace period cottage is offered to the market chain free and presents an excellent opportunity for buyers seeking a character home with scope to improve and add value. The property retains a number of attractive original features and benefits from a modern heating system, while requiring updating throughout, making it an ideal blank canvas for personalisation and refurbishment.

The ground floor accommodation opens directly from the street into a characterful living room featuring an exposed brick fireplace as a focal point. To the rear, the kitchen offers ceiling beams and built in storage, with a stable door providing direct access to the courtyard garden and allowing for natural light and ventilation. The layout provides a practical flow and strong potential for reconfiguration, subject to any necessary consents.

On the first floor are two bedrooms, including a well-proportioned double bedroom enjoying views over the churchyard and a second single bedroom suitable for use as a child's room or home office. These are served by a bathroom fitted with a three piece suite, which would benefit from modernisation to suit contemporary tastes.

Externally, the property enjoys a walled rear courtyard garden with patio area, offering a private and low maintenance outdoor space ideal for seating and potted planting. Located within this popular village setting, the cottage combines period charm with development potential and will appeal to purchasers looking for a character property in a convenient and well connected location.



Ash is a highly regarded village located between the historic towns of Canterbury and Sandwich, offering a peaceful and welcoming community. The village itself benefits from essential facilities including a primary school, village shop, pub and recreational spaces. For wider shopping, dining and cultural options, the cathedral city of Canterbury is within easy reach, providing an extensive range of shops, restaurants, theatres and mainline railway connections to London. Sandwich is also nearby. Surrounded by beautiful countryside, Ash combines village charm with practicality, making it an appealing location for home movers seeking a balance of community, convenience and rural tranquility.

The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Kitchen	8'9 x 11'3
Living Room	10'4 x 11'5

First Floor

Bedroom 1	10'4 x 11'4
Bedroom 2	6'2 x 7'9
Bathroom	

External

Courtyard Garden

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band B (Dover District Council)

Energy Rating: Current 55 | D. Potential 79 | C.

Agents Notes: This property is located within a conservation area.

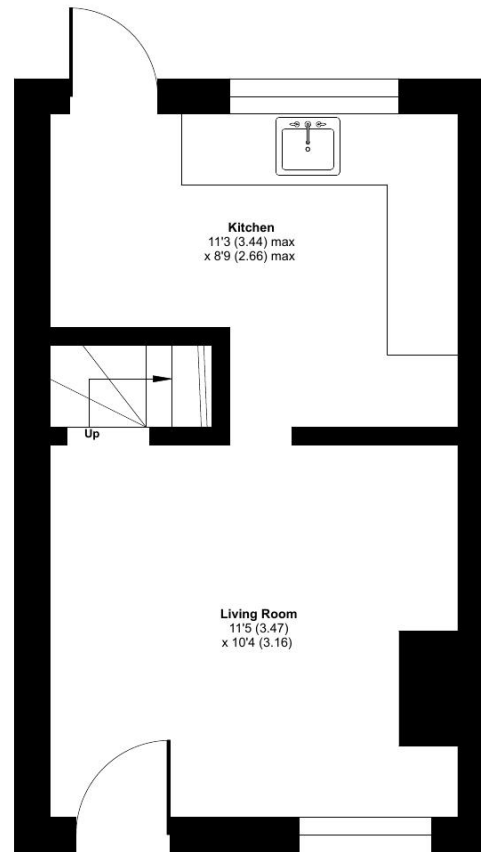
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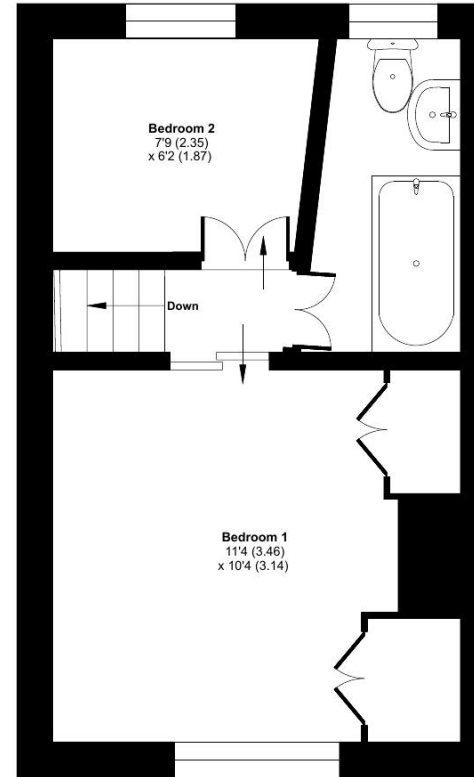


Approximate Area = 446 sq ft / 41.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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