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Dane Cottage, Saunders Lane, Ash, Canterbury CT3 2BX

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Dane Cottage, Saunders Lane, Ash, Canterbury CT3 2BX

- Substantial Detached Bungalow
- Over 1600 Sq.Ft Of Accommodation
- Four Bedrooms & Two Bathrooms
- Open Plan Living Areas & Wood Burning Stove
- Modern Windows & Plantation Shutters
- Set With Approx. 0.39 Acres
- Extensive Driveway & Double Garage
- Just A Few Miles To The Cinque Port Town Of Sandwich

SITUATION:

The village is steeped in history and has many lovely period buildings which date back to the twelfth and thirteenth centuries. The charming village street has a good choice of shops, a doctor's surgery, a post office and various public houses. There is a village primary school and also St. Faiths Prep School. Ash is a vibrant village and very family orientated, with a good variety of youth and sports clubs. It also has a strong church community and is surrounded by beautiful walks.

Sandwich is just a few miles away and has a bustling town centre, yet close to the mainline station, quayside, and schools. The charming and historic town of Sandwich is situated on the River Stour and its historic centre is preserved as a conservation area. Its many original medieval buildings, thriving town centre and historic quayside make this

an extremely popular place to both live and visit. Sandwich has a weekly market located on the Guildhall forecourt and offers locally produced bread, meat, groceries, and flowers. Sandwich also offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The local area is well served with a fine selection of state and private schools, including the renowned Sir Roger Manwood's state grammar school, a five-minute walk away and currently rated outstanding by Ofsted.

The Cathedral city of Canterbury lies just ten miles to the west and has a superb range of high street shops and leisure facilities. It also has two mainline railway stations, an excellent choice of schools including three private schools, several grammars as well as three universities.



DESCRIPTION:

Dane Cottage occupies a generous plot of approx. 0.39 acres of lovingly landscaped grounds which wrap around the entire property and includes a 140 ft gated driveway. It is conveniently situated a short walk into Ash with its local amenities and just over two miles to the cinque port town of Sandwich which offers high speed links to London.

The property dates back to the mid 1940's and still shows elements of this era within the original part of the property where one will find solid wood parquet flooring, picture rails, a bay window and a period glass cupboard built into an alcove.

Whilst sensitively extending, the newer additions blend beautifully and combines period charm with modern convenience. Open plan living areas, a sleek gloss kitchen and contemporary bathrooms are just a few of the enhancements evident.

The thoughtful architecture allows vaulted

ceilings, light and energy to flow through the 1600 sq.ft property with open plan living areas rightly placed at the rear admiring views of the gardens. The space is balanced with four generously proportioned bedrooms and two modern bathrooms.

Every effort has been made to ensure the property runs economically with double glazing, solar panels, a wood burning stove and excellent roof insulation which helps towards energy efficient living.

The dual aspect kitchen breakfast room has an array of grey gloss units integrating all main appliances and has been finished with slim line composite work tops. An island overlooks the dining area which in turn leads onto a raised veranda. The kitchen is further enhanced by a well-appointed utility area and cloak room.

The split-level living room has French doors onto the garden, whilst the exposed brick

chimney breast encompasses a wood burning stove.

OUTSIDE:

Dane cottage occupies approx. 0.39 acres of beautifully landscaped rear gardens, it is accessed via a gated driveway which leads to a double garage with electricity and lighting.

The garden is mainly laid to lawn interspersed with beautiful shrubs and borders of pretty flowers, with seating areas dotted around the garden.

Behind and to the side of the garage is a shingled area with raised beds and plenty of space for storage sheds or further vegetable plots.

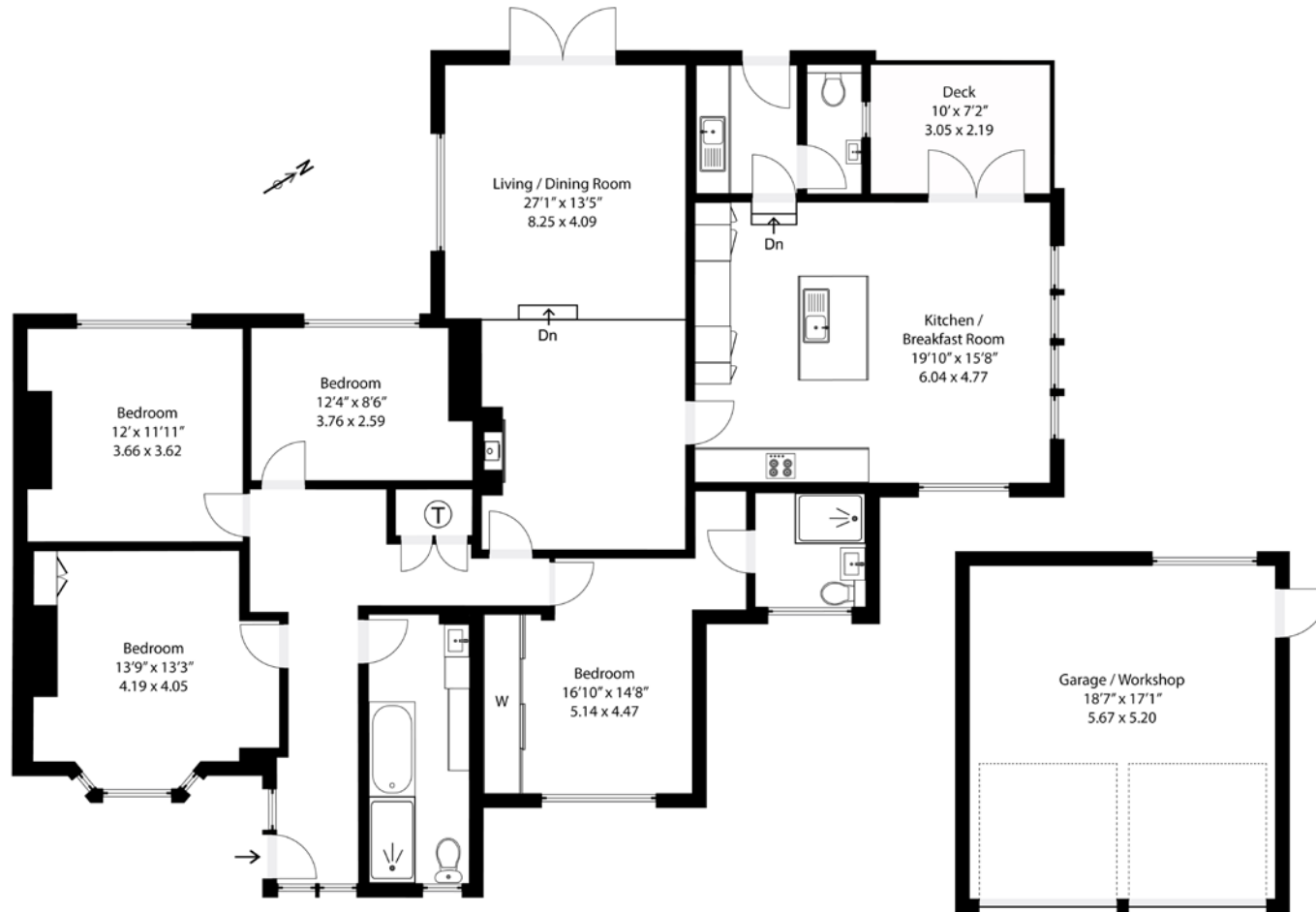
The garden is further enhanced by a wooden gazebo offering shaded seating area, and a wildlife pond which is located at the front of the property.











TOTAL FLOOR AREA: 1968 sq. ft (182 sq. m)
 HOUSE: 1651 sq. ft (153 sq. m)
 GARAGE: 317 sq. ft (29 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 Oil Fuelled Heating, Solar Panels and Private
 Drainage

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