



FOUNDATION

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Mill Croft, Coombe Lane, Ash, Canterbury CT3 2DH

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Mill Croft, Coombe Lane, Ash, Canterbury CT3 2DH

- Magnificent Grand Designed Detached Residence
- Unique & Particularly Versatile Accommodation
- Characterful With Vaulted Ceilings & Exposed Rafters
- Five Bedrooms & Over 2600 Sq.Ft Of Accommodation
- Opportunity To Enhance & Modernise
- Two Bedroomed Self-Contained Annexe
- 0.45 Acres Of Splendid Landscaped Gardens
- Spectacular Views Of Rolling Countryside

SITUATION:

The charming village of Ash is steeped in history, with 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.

The nearby village of Wingham (4.5 miles) and the town of Sandwich (3 miles) both provide an even wider range of shopping, recreational and leisure amenities, including the Royal St. George's Golf Course and the Prince's Golf Course at Sandwich and a selection of primary and secondary schools, including Sir Roger Manwood Grammar School in Sandwich.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching.

The cathedral city of Canterbury is just twelve miles to the west and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre



DESCRIPTION:

An individually designed and completely unique residence offering over 2600 sq.ft of characterful and particularly versatile accommodation which includes a large two bedroom annexe ideal for a relative or holiday let business. Vaulted ceilings, with exposed Canadian Spruce rafters and extensive glazing flourishes throughout giving the property a great sense of light and energy.

Mill Croft occupies a generous and elevated 0.45 acre plot of splendid gardens which wrap around the entire property and frame the stunning views of rolling countryside.

Built in the early 1970's by the current owner's father, who worked closely with an architect from Sandwich, it was designed with an octagonal shaped structure to represent its historic past as a Windmill. It has been with the same family since who have made improvements and changes over the years. It is now ready to be passed onto new owners where there is the opportunity



to modernise and enhance this truly magnificent grand design.

The long-gated driveway passes a double garage and brings you to a parking area for several cars. The main entrance opens into a vestibule which links the main property to the annexe which was once the grain store for the old mill. There is a conveniently placed utility area and access to both the kitchen and main entrance hall which is beautifully round and leads to three double bedrooms, the main family bathroom and living areas.

The triple aspect living room has an open fire which is encompassed by a circular chimney breast, French doors lead to the sun terrace whilst to the other side of the room there is access to the conservatory.

The kitchen and dining room are currently separate but could be opened up to create a large open plan kitchen/diner overlooking the garden and views beyond.

ANNEXE:

Once the grain store for the mill, the annexe offers well-appointed accommodation and is perfect for multi-generational living or a holiday let providing additional income. To the ground floor there is a kitchen breakfast room, a double bedroom, bathroom and large dual aspect living area which connects to the garden whilst to the first floor there is an additional bedroom.

OUTSIDE:

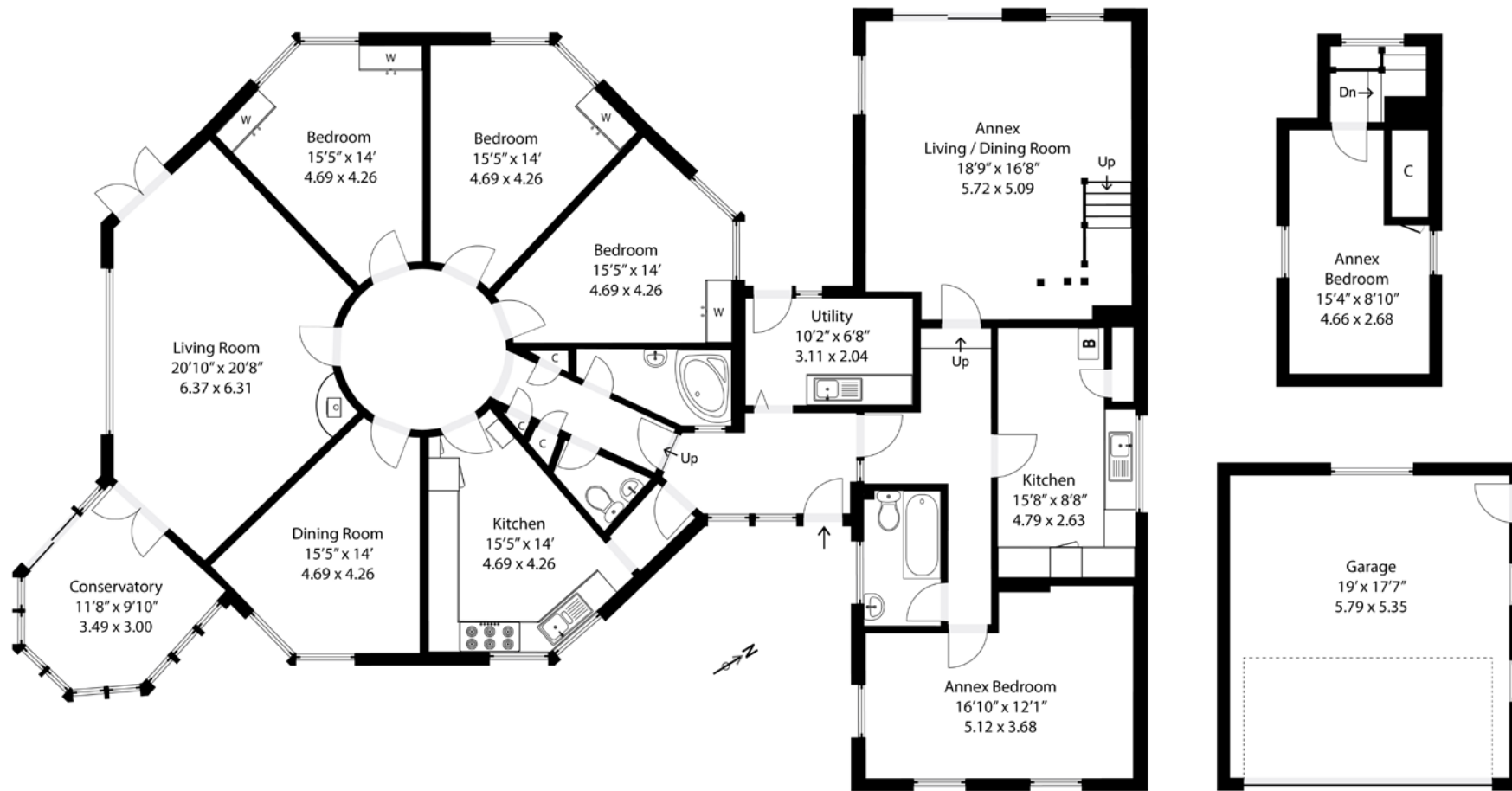
Mill Croft occupies almost half an acre of glorious, enchanting gardens which wrap around the entire property and admire the splendid views of rolling countryside. Mainly laid to lawn and interspersed with beautifully maintained shrubs and flowers, mature trees offer delicate shade whilst young trees create borders and pathways which make the garden a magical place for children to play. The gated driveway leads to ample parking whilst the double garage provides additional parking or a workshop/home gym.











TOTAL FLOOR AREA: 2897 sq. ft (269 sq. m)
 HOUSE: 2564 sq. ft (238 sq. m)
 GARAGE: 333 sq. ft (31 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 Private drainage & Oil fuelled heating

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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