



Freehold



## Westholm, Sheerwater, Ash, Canterbury CT3 2LJ

- Splendid Detached Residence
- Three Bedrooms & Two Bathrooms
- Extended Kitchen Breakfast Room
- Sitting Room & Updated Conservatory
- Occupying 3.3 Acres Of Enchanting Grounds
- Equestrian Facilities, Meadows & Pine Forest
- Multiple Outbuildings Including Stables
- Rural Location Between Sandwich & Canterbury

### SITUATION:

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.

Wingham is an ancient and historic village with many period homes and listed buildings dating back to the early thirteenth century. The village has a thriving high street offering a good range of shops and amenities, three public houses and the village primary school. It is surrounded by beautiful countryside and farmland.

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:

Westholm occupies a 3.3 acre plot of glorious grounds which includes stables, a paddock, wild meadows and an enchanting pine forest, this provides opportunities for some one looking for equestrian use, or alternatively an ideal business from which to host weddings or glamping.

The property has been with one family for over 14 years, who have significantly improved the accommodation by extending the kitchen, updating the conservatory and installing a new bathroom and kitchen. Situated in an exceptionally desirable rural location on the edge of Ash village,

Westholm also benefits from being close to the Cathedral city of Canterbury and the cinque port town of Sandwich.

The gated driveway provides parking for many cars and has a further set of gates which would be ideal for bringing in a horsebox. To the left there is a cabin which



has been used for a dog grooming business, whilst the main house sits to the right with the front door opening into an entrance hall. To the right there is a charming sitting room with exposed brick fireplace which encompasses a wood burning stove, this leads onto the southerly facing conservatory which has recently been updated and is the perfect spot to enjoy the views of the paddock.

The dual aspect kitchen dining room sits to the rear of the property and forms part of the extension added in 2010, there is an array of black gloss units finished with wood work tops and includes a large island perfectly placed overlooking the dining area. The kitchen is further enhanced by a utility room which also provides access to the sun terrace.

There are three double bedrooms and a well appointed family bathroom, whilst the largest bedroom benefits from a new ensuite shower room with double basin vanity unit.

#### OUTSIDE:

Westholm occupies a 3.3 acre plot of glorious grounds which offer the opportunity for equestrian use, to the right side of the property there is a paddock with several stables, a tack room and an additional outbuilding. The driveway provides ample parking with another set of gates leading to an area where one could keep a campervan or horsebox.

A sun terrace at the rear of the house has a few steps which lead to an expanse of meadow, which has been left wild in areas attracting an abundance of wildlife, this is the perfect spot for a glamping business or alternatively another paddock/arena.

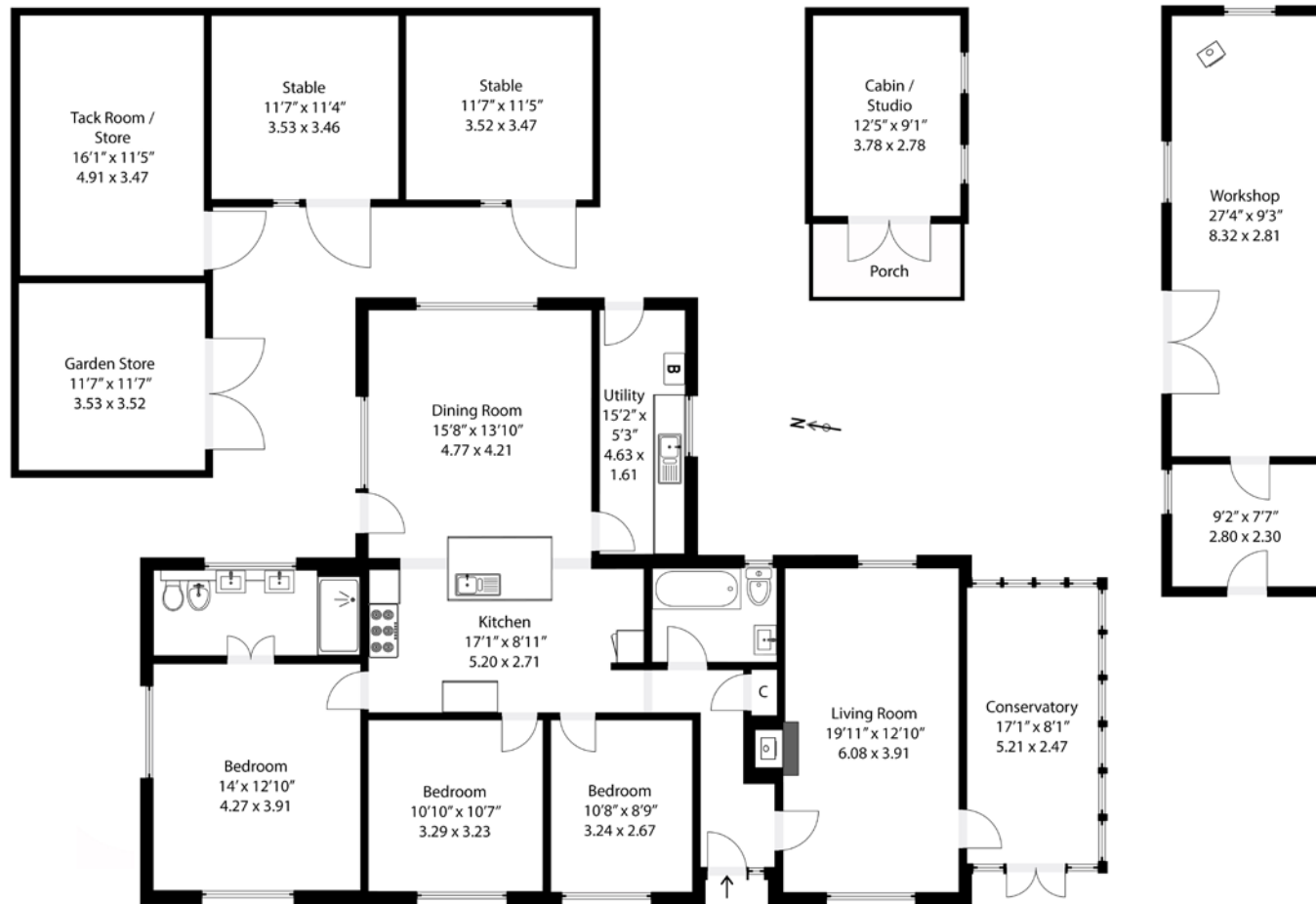
To the far end of the land there is an enchanting pine forest which is a magical place to walk with pathways intertwining through different varieties of Christmas trees, this would be the perfect spot for hosting weddings.











TOTAL FLOOR AREA: 2486 sq. ft (231 sq. m)  
 HOUSE: 1449 sq. ft (1037 sq. m)  
 OUTBUILDINGS: 1037 sq. ft (96 sq. m)



EPC RATING  
 E



COUNCIL TAX BAND  
 D



GENERAL INFORMATION  
 Private drainage & LPG gas

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