



Brewery House, New Street, Ash CT3 2BH

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



Freehold



## Brewery House, New Street, Ash CT3 2BH

- Characterful Grade II Listed Residence
- Almost 1900 Sq. Ft Of Versatile Accommodation
- Two Receptions & Kitchen Breakfast Room
- Three Bedrooms – Two Bathrooms – Cloakroom
- Flourishing In Period Features
- Rich Beams & Exposed Brickwork
- South Facing Courtyard, Parking & Garage
- In The Heart Of Ash & Two Miles To Sandwich

### 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:

A splendid grade II listed residence flourishing in character, with a unique and particularly versatile configuration which offers almost 1900 sq.ft of generous accommodation.

Brewery House is situated in the heart of Ash village which is conveniently located just a few miles from the Cinque Port Town of Sandwich and a short drive to the Cathedral city of Canterbury. It benefits from a garage with parking and a partially walled courtyard which sits to the front of the property and is finished with iron railings.

Converted into a residential dwelling in 1986 The Brewery House offers three bedrooms, two bathrooms and several receptions rooms which are adorned in rich beams, exposed brickwork, and pretty casement windows.



The spacious entrance has a small cloakroom and plenty of space for keeping coats and shoes, whilst stairs with attractive balustrade lead to the first floor.

From the entrance hall a few steps lead down to the open plan kitchen breakfast room which has an array of units alongside a generous island/breakfast bar, whilst adjacent to the kitchen there is a separate dining room with French doors leading to the courtyard, the space could be fully opened to create a large open plan living area.

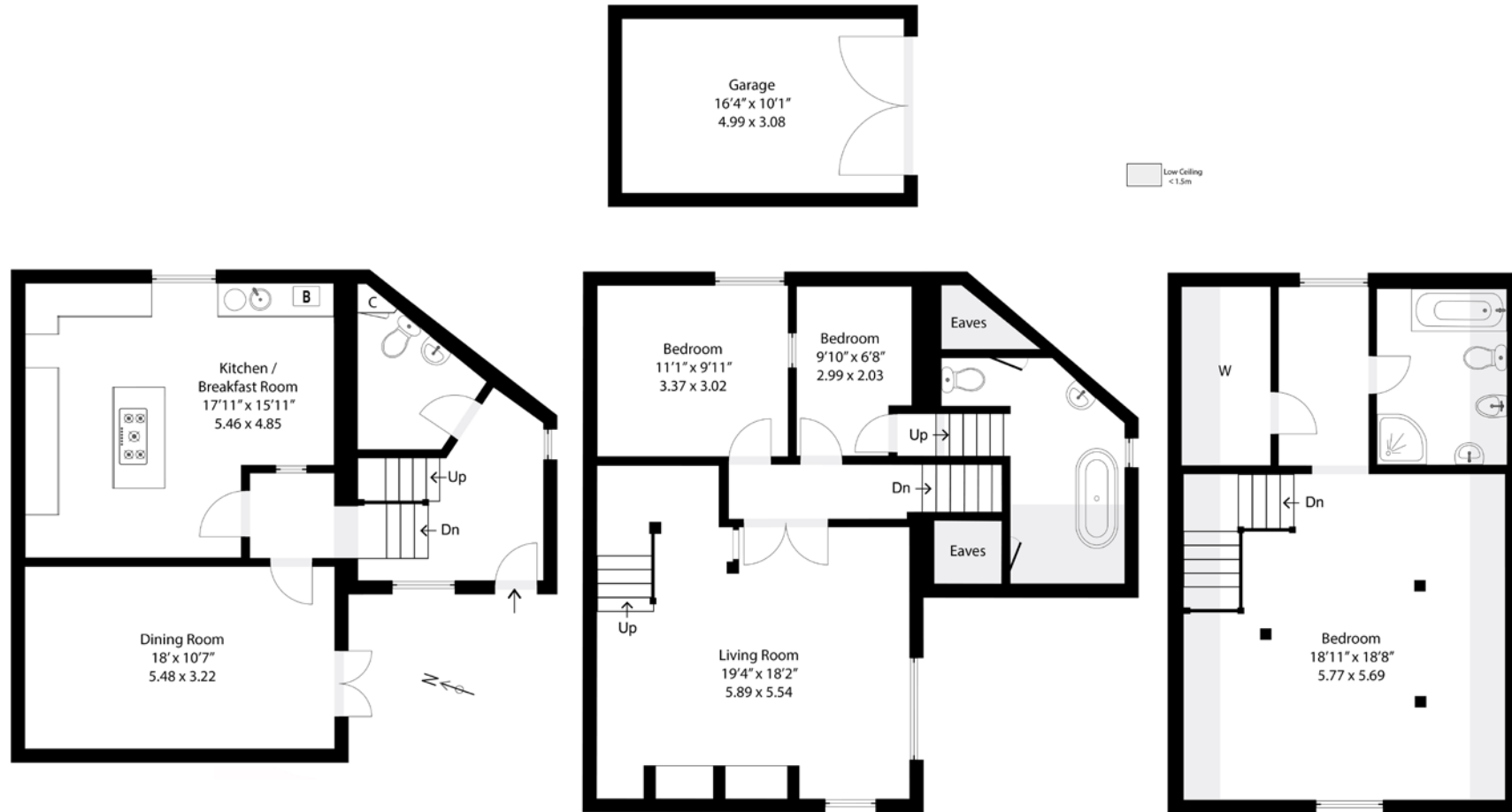
To the first floor there is a characterful sitting room with an exposed brick chimney breast which could house a wood burning stove, the first floor is further enhanced by two bedrooms and a family bathroom with freestanding roll top bath.

The second floor has a 340 sq.ft bedroom complete with an ensuite bathroom which comprises of a bath, separate shower, bidet, basin and WC.

#### OUTSIDE:

Brewery House has a small south facing courtyard to the front of the property bordered by railings, whilst there is parking to the front of the garage.





TOTAL FLOOR AREA: 2035 sq. ft (188 sq. m)  
 HOUSE: 1869 sq. ft (173 sq. m)  
 GARAGE: 166 sq. ft (x sq. m)



EPC RATING  
 TBC



COUNCIL TAX BAND  
 C



GENERAL INFORMATION  
 All services are mains connected

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