



FOUNDATION

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40, Chequer Lane, Ash, Canterbury, CT3 2AY

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



40, Chequer Lane, Ash, Canterbury, CT3 2AY

- Spacious End Of Terrace Family Home
- Thoughtfully Extended & Beautifully Configured
- Bright & Airy Open Plan Living Areas
- Four Bedrooms & Two Bathrooms
- Neutral Décor & New Carpets
- Opportunity To Make Further Enhancements
- Generously Sized Rear Garden With Storage Sheds
- Car Port & Off Road Parking For Three Cars

SITUATION:

The charming village of Ash has a good choice of shops, a doctor's surgery, 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 quay 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, 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 delightful and extended 1960s four-bedroom end-of-terrace family home.

This charming end-of-terrace family home, dating from the 1960s, has been thoughtfully extended to provide nearly 1,200 sq. ft. of spacious, well-configured accommodation. Perfectly balanced with a generously sized rear garden and a carport offering off-road parking for multiple vehicles, the property combines practicality with comfortable family living.

Internally, the home has been updated with fresh neutral décor and new carpeting throughout, offering a light and inviting atmosphere. There remains scope for further enhancement, particularly in the kitchen and bathroom, allowing the next owners to personalise the space to their own taste.

The front door opens into a welcoming entrance hall with stairs rising to the first floor. To the right, a bright and spacious dual-

aspect sitting room enjoys French doors leading out to the rear patio—ideal for entertaining or family relaxation. To the left, a large L-shaped open-plan living and dining area benefits from an abundance of natural light thanks to multiple windows and also provides direct access to the garden.

The kitchen is fitted with a range of wall and base units and includes several integrated appliances, offering a functional space that could easily be modernised to create a contemporary heart of the home.

Upstairs, the first-floor features four generously proportioned bedrooms and a well-appointed family bathroom. The principal bedroom benefits from a walk-in wardrobe and a private en suite shower room.

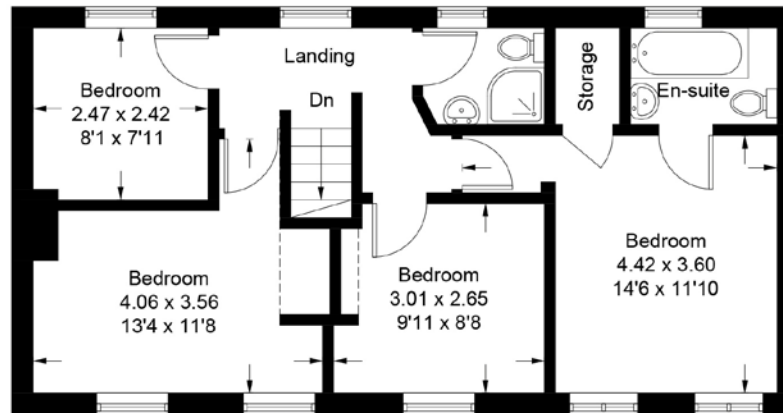
This is a fantastic opportunity to acquire a spacious and adaptable home in a well-established residential area, with further potential to modernise and add value.

OUTSIDE:

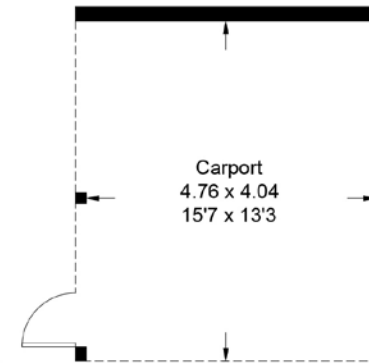
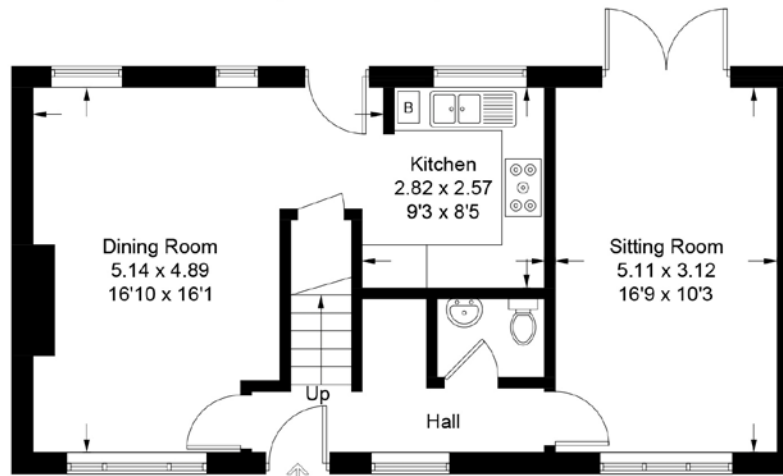
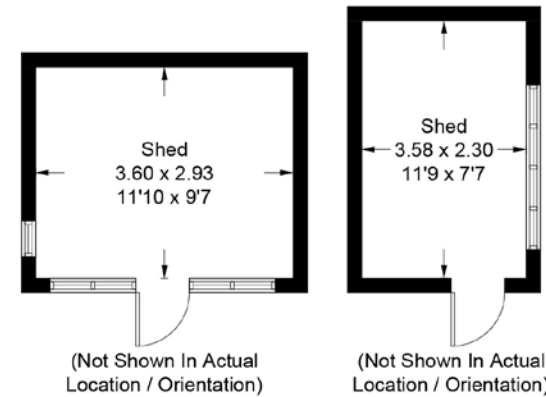
The generously sized rear garden is predominantly laid to lawn and framed by mature, well-established shrubs, creating a sense of privacy and greenery.

A spacious patio runs along the back of the property, offering an ideal setting for alfresco dining and outdoor entertaining.

Practicality is also well catered for, with two useful storage sheds and a charming path of stepping stones that lead to a substantial parking area beneath the car port, conveniently located at the far end of the garden.



First Floor - 53.0 sq m / 570 sq ft



TOTAL FLOOR AREA: 1350 sq. ft (125 sq. m)
HOUSE: 1147 sq. ft (106 sq. m)
OUTBUILDINGS : 203 sq. ft (x sq. m)



EPC RATING
D



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

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