



FOUNDATION

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13, Ash Crescent, Hersden, Canterbury, CT3 4HU

5 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



13, Ash Crescent, Hersden, Canterbury, CT3 4HU

- Creatively Extended Semi Detached Home
- Thoughtfully Designed & Beautifully Configured
- Almost 1600 Sq.Ft Of Versatile Space
- Open Plan Living Area With Bi-fold Doors
- Fully Integrated Quartz Top Kitchen
- Five Bedrooms Including Loft Rooms
- Two Luxury Bathrooms
- Generous Rear Garden & Vast Sun Terrace



SITUATION:

Hersden has a wonderfully convenient, yet semi-rural, location approximately five miles from the Cathedral city of Canterbury with many amenities on the doorstep, including two Curzon cinemas, an M&S food hall, excellent restaurants, Water Meadows Primary School and Spires Academy Secondary School.

Additional primary schools can be found at Hoath & Sturry, both of which are approximately 1.5 miles away, whilst the Cathedral city of Canterbury offers excellent educational amenities, with a mix of State and private schools (including The King's School, St Edmund's, Kent College and Simon Langton Boys and Girls' Grammar Schools) and three Universities.

Canterbury is vibrant and cosmopolitan, with a thriving city centre offering a wide array of high street brands, alongside a diverse mix of independent retailers, cafes and restaurants.

The property is exceedingly well placed for both Canterbury West Station, which offers a high-speed rail service to London (St. Pancras International 56 minutes) and Sturry station (approximately 1.5 miles).

The pretty town of Fordwich is approximately two miles away and has many fine period buildings, two well-known public houses, one of which has a Michelin Star.

Fordwich has a reputation for being the smallest 'town' in England and enjoys walks, cycling and paddle boarding along the River Stour.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities, is seven miles away.



DESCRIPTION:

A creatively extended five-bedroom semi-detached family residence offering almost 1,600 sq. ft. of thoughtfully designed accommodation, significantly enhanced by the current owners.

Originally built in the 1920s and retaining charming period features such as original fireplaces, the property has been stylishly updated to create a superb blend of character and contemporary living. Recent improvements include sleek modern bathrooms, a fully integrated kitchen, and bi-fold doors that open the home seamlessly to the garden.

The attractive exposed brick façade blends effortlessly with the extension, while the centrally positioned front door opens into a spacious and welcoming hallway finished with porcelain tiles. From here, there is access to a cloakroom and stairs rising to the first floor.



To the rear, the impressive open-plan living space provides an exceptional area for relaxing, dining, and cooking. The kitchen is fitted with shaker-style cabinetry, complemented by sleek quartz worktops and a full range of integrated appliances. A contrasting island/breakfast bar, illuminated by pendant lighting, incorporates a wine cooler and creates a natural focal point for entertaining. Bi-fold doors open onto the sun terrace, allowing natural light to flood the space and enhancing the indoor-outdoor flow.

A beautifully appointed dual-aspect sitting room features a charming fireplace and French doors leading directly to the garden, offering a more intimate reception space. On the first floor, there are three well-proportioned bedrooms, a dressing room, and a stylish family bathroom installed in 2022, comprising a freestanding bathtub, separate shower, WC, and wash basin.

The loft has been converted, with an insurance indemnity in place due to slightly reduced head height on the staircase. This floor provides two additional bedrooms and a contemporary en-suite shower room.

OUTSIDE:

The generous rear garden is mainly laid to lawn and enclosed by fencing, with a substantial patio area extending directly from the bi-fold and French doors—ideal for outdoor dining and entertaining.

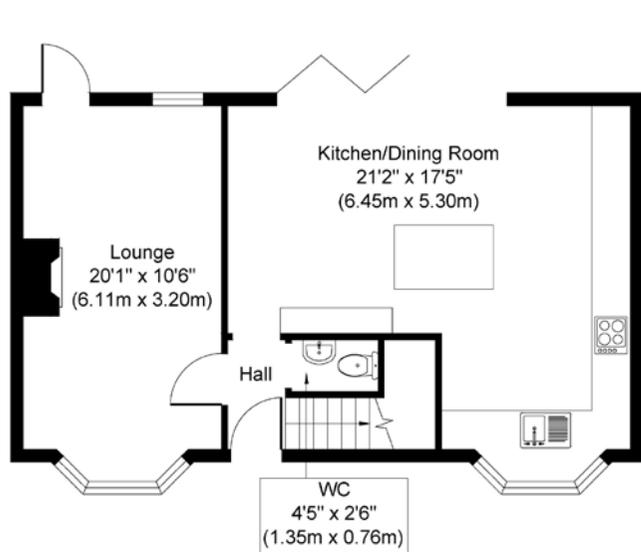
AGENT'S NOTE:

We understand from the seller that the loft conversion does not comply with current building regulations, due to one of the steps accessing it being slightly too low. An insurance indemnity policy relating to this matter is in place and will be provided to the new owner.

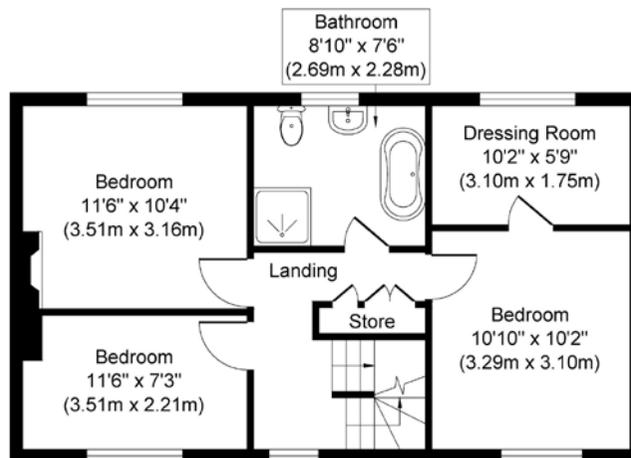




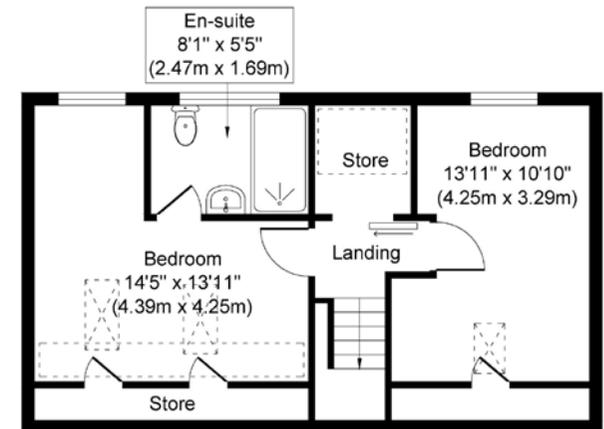




Ground Floor
Approximate Floor Area
563 sq. ft
(52.29 sq. m)



First Floor
Approximate Floor Area
546 sq. ft
(50.73 sq. m)



First Floor
Approximate Floor Area
457 sq. ft
(42.49 sq. m)



TOTAL FLOOR AREA: 1576 sq. ft (145 sq. m)



EPC RATING
C



COUNCIL TAX BAND
B



GENERAL INFORMATION
All services are mains connected

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

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