



Charles Bainbridge



31 Pippin Close, Ash,  
Canterbury, Kent, CT3 2AU

£325,000









An attractive end-terrace modern house in an enviable setting at the end of a small cul-de-sac in the popular village of Ash. The property is attractively presented throughout and the accommodation includes a substantial sitting room and attractive kitchen/dining room, comprehensively fitted and with French doors overlooking and opening onto the garden. There is a w.c and from the hall stairs rise to the first floor. There are three bedrooms, the master bedroom enjoys an ensuite shower room, and the family bathroom is attractively fitted with a matching suite including a shower over the bath. The property benefits from double glazed windows and gas fired central heating.

To the front of the property are two parking spaces with an adjacent lawn and a paved path leads to the front door. There is an attractively landscaped and well-maintained rear garden that includes a paved area with a pergola above onto the substantial lawn with well-stocked beds to the rear including mature shrubs and small trees. There is a decked seating area with an adjacent summerhouse beyond which is a shingled area with attractive pond and mature shrubbery borders. A path to the side gives access to a gate leading to the front.

The property is set in an attractive cul-de-sac location in the popular village of Ash. Ash is a well-served village with a mini supermarket, general store, and pharmacy. There is a choice of pubs in the village, a doctor's surgery, and two primary schools. The market town of Sandwich is nearby to the east and the Cathedral City of Canterbury is easily accessible to the west. The outlying countryside offers lovely walking, cycling, and riding.

Services: All mains services are understood to be connected to the property.

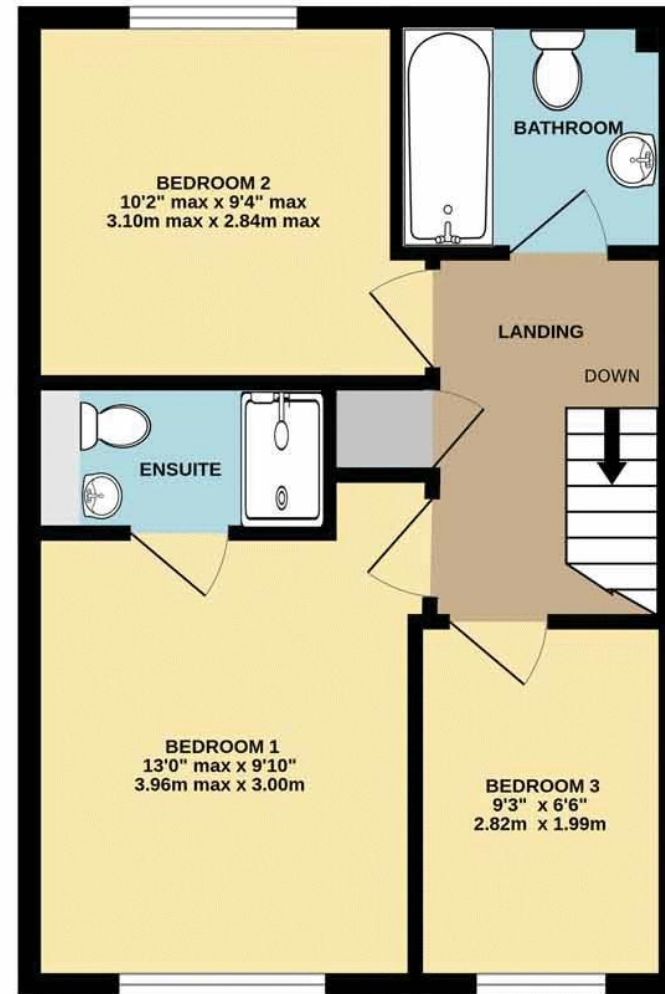
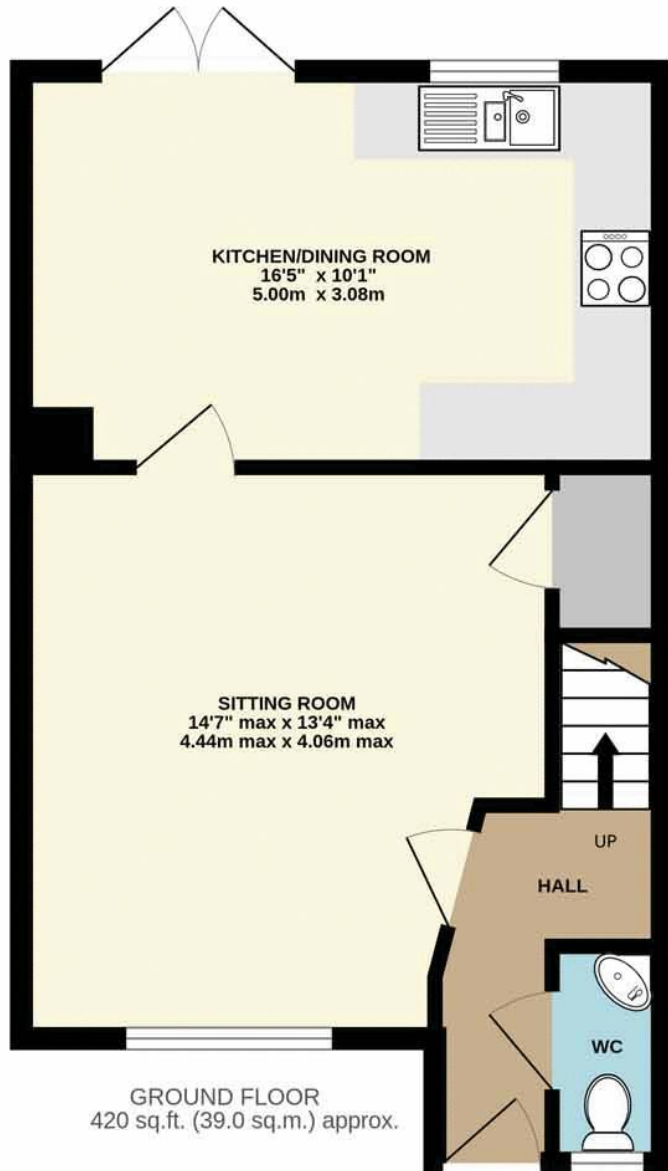
Tenure: Freehold

Council Tax Band: C

Local Authority: Dover District Council, White Cliffs Business Park,  
Dover, Kent, CT16 3PJ.

We would be pleased to arrange a viewing by appointment; simply call  
01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)





**1ST FLOOR**  
404 sq.ft. (37.5 sq.m.) approx.

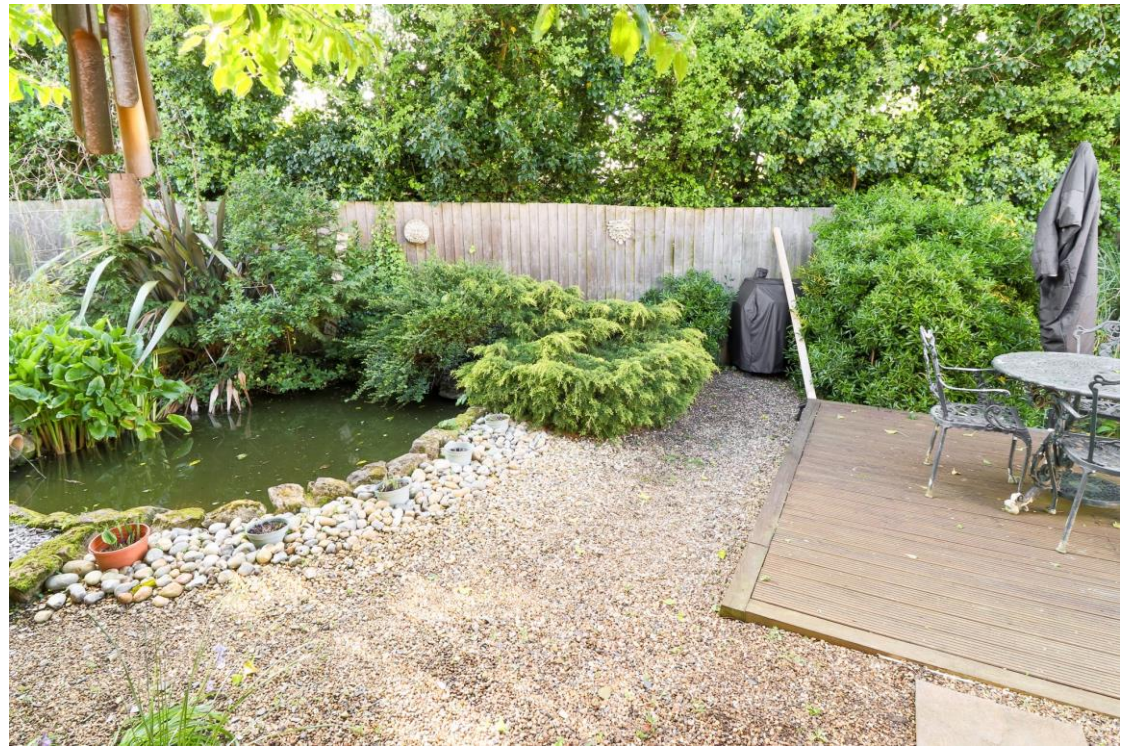
**TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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