



Charles Bainbridge



Dane Cottage, Saunders Lane,  
Ash, Canterbury, Kent, CT3 2BX

Offers In Excess Of  
£700,000









A superb detached bungalow offering extensive and versatile accommodation in an enviable setting. The property is well presented throughout with a split-level sitting room with a woodburning stove, having dual aspect windows and patio doors overlooking and opening onto the patio. There is a stunning kitchen/dining room with a part vaulted ceiling and floor to ceiling windows, and impressive kitchen with a number of integral appliances. Patio doors open onto a veranda and to the side is a utility room and w/c and door to the rear garden. There are four double bedrooms, the main bedroom having an en-suite shower room and built-in wardrobes, and a well appointed family bathroom with separate bath and shower. The property benefits from a spacious hallway with storage, double glazed windows and doors. There are nine photovoltaic panels providing additional electricity for domestic use with an ongoing feed-in-tariff contract. Services are oil fired central heating via a floor-standing boiler in the utility, mains water and both a cesspit and septic tank for drainage. The property is being sold with no forwards chain.

Externally the property is approached by a drive and gates leading to parking and a double garage with power, lighting, and a pedestrian door to the side. The property is set on a lovely plot which measures a maximum of 185' 6" x 151' 8" (56.50m x 46.19m) tapering to the end and enjoys views over the countryside. The garden is mainly laid to lawn with a large, paved patio with borders and to the rear of the garden is a seating area. Behind the garage is a shingled area with raised beds and plenty of space for storage sheds or further vegetable plots.

Ash is a popular and well served village with mini supermarket, general store and pharmacy. There are a choice of pubs in the village, doctors' 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.

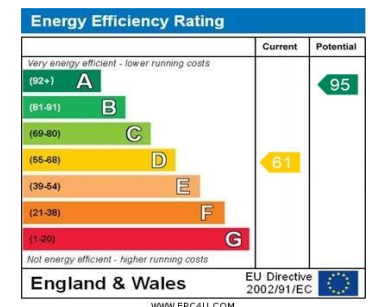
Services: Mains electricity and water. Cesspit/septic tank drainage. Oil fired central heating.

Tenure: Freehold

Council Tax Band: E

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

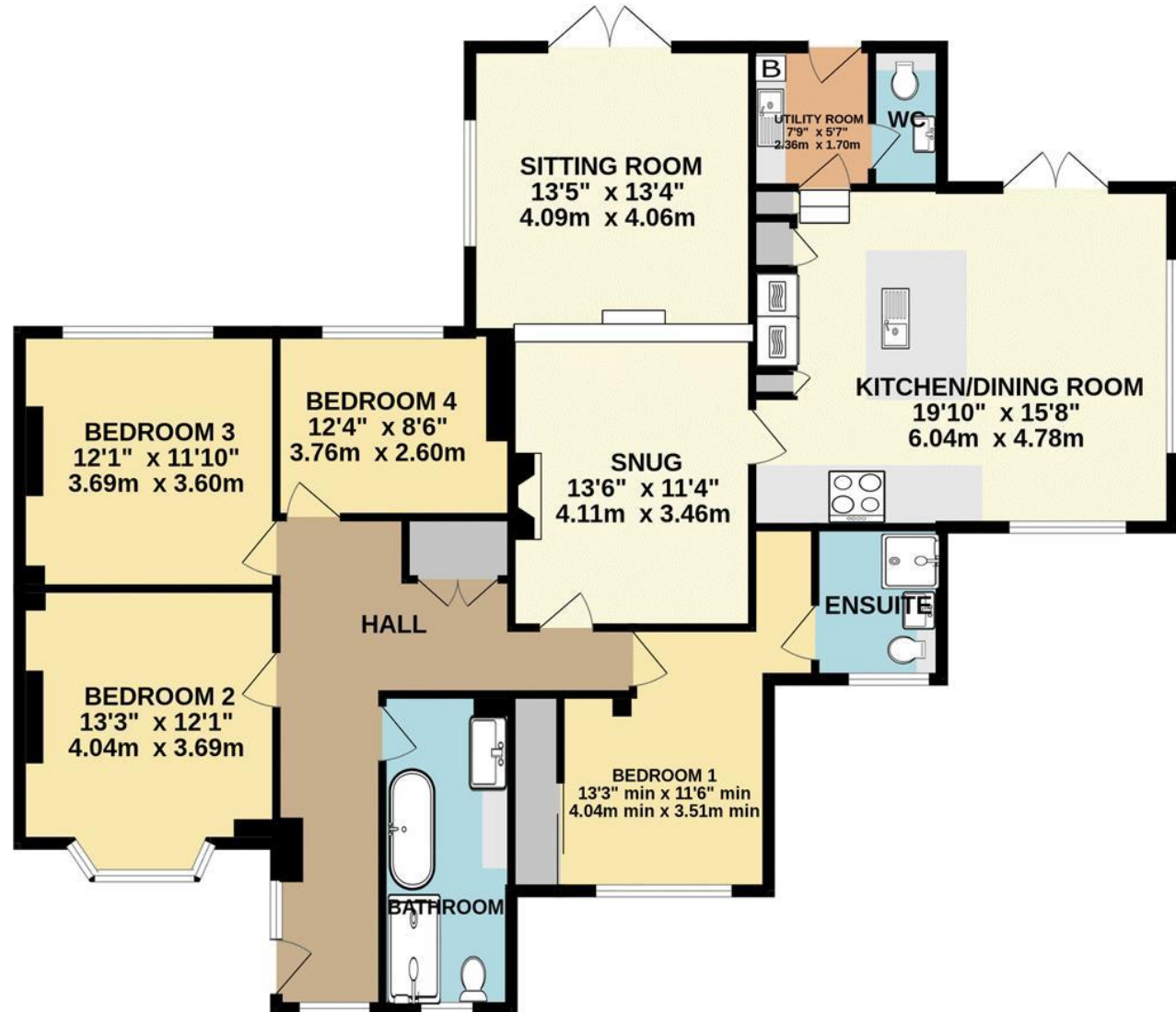
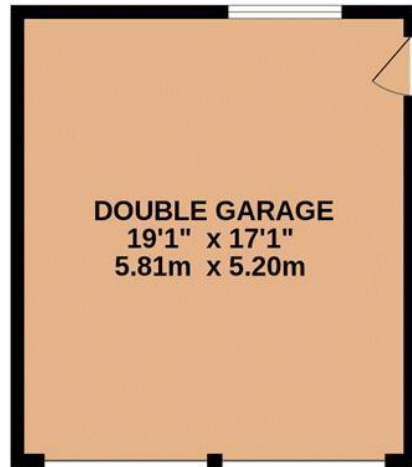
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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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