



OIEO £550,000  
Cyprus House, 25 The Street, Ash, Kent, CT3 2HH  
EPC Rating: F

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# Cyprus House,

25 The Street, Ash, Kent, CT3 2HH

A handsome detached period house with annexe and cellar set in the centre of this sought after village which offers a good range of amenities.

## Situation

Cyprus House is set in the centre of the sought after village of Ash, which offers a good range of amenities including a supermarket, dispensing chemist, doctors' surgery, post office/convenience store, hairdressers, active community hall, sports field, ancient church, public houses and two primary schools. There is also a regular bus service running through the centre of the village. Other villages nearby, such as Eastry and the Ancient Cinque Port Town of Sandwich provide a wider range of shopping, recreational and educational facilities, including the famous Royal St Georges and Princes Golf Courses. Sandwich Railway Station Javelin trains to London, and by car, Canterbury is 10 miles.

## The Property

A handsome detached period village house set in beautiful part-walled gardens together with single storey annexe formerly used as a veterinary practice. This is the first time Cyprus House has been offered on the open market for nearly six decades. Classically formed, in the main, of colour wash rendered elevations and mellow pointed brickwork under slated roof slopes, this period property is believed to date back at least 150 years and is somewhat surprisingly not listed. It has retained many attractive features, including high ceilings, fireplaces and double hung timber sash windows. Large entrance hallway with three principle ground floor rooms plus the kitchen/breakfast room. Extensive cellars below with good ceiling height offering potential to create more living space, subject to obtaining any necessary permissions. To the first floor are a spacious landing, 4 double bedrooms and a single bathroom with separate WC. The sitting room,

study, kitchen and three of the bedrooms enjoy glorious views over the gardens with distant views towards Staple and beyond. The property would benefit from some refurbishment and modernisation. Located to the rear of the property this former veterinary surgery building comprises some six rooms and a wc. This building readily lends itself to a number of alternative uses, subject to obtaining any necessary permissions.

## Outside

There is a long driveway, accessed from the road via a wrought iron gated entrance, leading to the rear of the property where open fronted garaging and a parking area will be found. The extensive part walled gardens of this property are a particularly splendid feature of the property. These are variously laid to neat lawns, interspersed with paths and a wide variety of rose beds, ornamental shrubs and trees, including palm, acers, blue cedar, magnolia and Japanese crab apple. There is one outbuilding comprising two stores and a charming GARDEN ROOM.

## Services

All main services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ

## Current Council Tax Band: D

## Agents Note

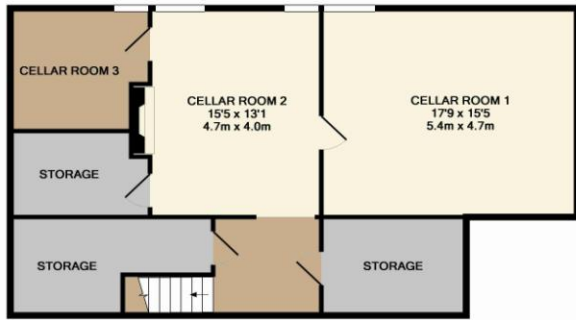
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



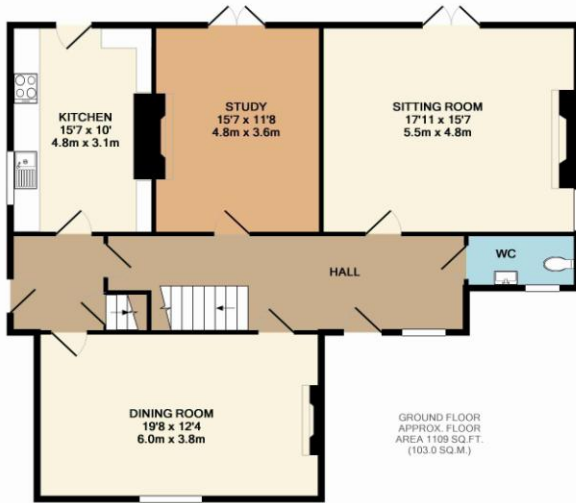


To view this property call Colebrook Sturrock on **01304 612197**





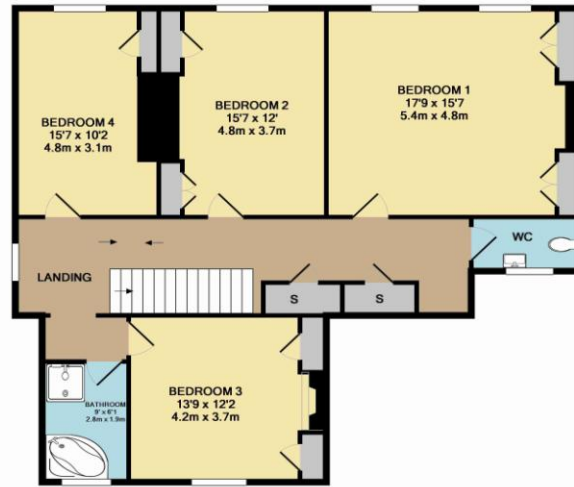
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 842 SQ.FT.  
(78.3 SQ.M.)



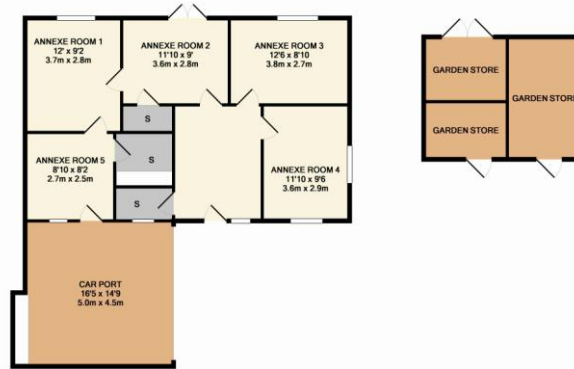
GROUND FLOOR  
APPROX. FLOOR  
AREA 1109 SQ.FT.  
(103.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3044 SQ.FT. (282.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix (2015)



1ST FLOOR  
APPROX. FLOOR  
AREA 1093 SQ.FT.  
(101.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 SQ.M.)

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Made with Metropix (2015)

**Entrance Hallway**  
26' 5 x 6' 9 (8.05m x 2.06m)

**Drawing Room**  
17' 9 x 15' 0 (5.41m x 4.57m)

**Study**  
15' 1 x 11' 9 (4.60m x 3.58m)

**Dining Room**  
19' 4 x 11' 11 (5.89m x 3.63m)

**Side Lobby**

**Kitchen**  
15' 0 x 9' 9 (4.57m x 2.97m)  
into the chimney breast recesses

**Cloakroom/WC**

**Cellar**

**Cellar Room One**  
17' 9 x 15' 5 (5.41m x 4.70m)

**Cellar Room Two**  
15' 5 x 13' 1 (4.70m x 3.99m)

**Cellar Room Three**

**Cellar Room Four**

**Cellar Room Five**  
13' 6 x 6' 10 (4.11m x 2.08m)

**First Floor Landing**  
31' 5 x 6' 10 (9.58m x 2.08m)

**Bedroom One**  
17' 5 x 15' 0 (5.31m x 4.57m)

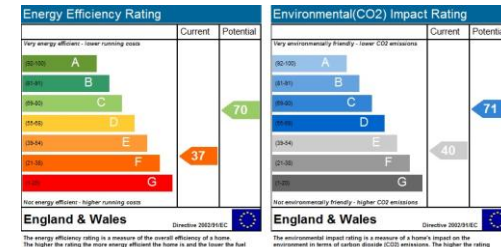
**Bedroom Two**  
15' 2 x 11' 11 (4.62m x 3.63m)

**Bedroom Three**  
11' 11 x 11' 9 (3.63m x 3.58m)

**Bedroom Four**  
15' 1 x 9' 8 (4.60m x 2.95m)  
into chimney breast recess

**Separate WC**

**Bathroom**  
8' 11 x 5' 11 (2.72m x 1.80m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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