



Mill Croft
Coombe Lane | Ash | Canterbury | Kent | CT3 2DH

FINE & COUNTRY



Step inside

Mill Croft

For anyone looking for something unique and quirky this fascinating octagonal shaped home, with a large integral annex, could be top of the list. Designed by the current owner's father in conjunction with a local architect in 1970 on the site of an old windmill it really is a stunning 'one-off'. The property nestles in an elevated position in the midst of a generous plot, surrounded by countryside with superb rural views, yet only a short walk across the fields to the charming village of Ash.

It is approached via a long gravel drive that passes the large double garage and through a five bar gate with a charming Dutch style tractor shed on one side and bordered by lawns interspersed with mature shrubs and trees. The driveway leads to an off road parking area for about three cars and the front lobby which provides an entrance to the main property and another to the annex. The property includes some delightful features such as Canadian spruce beams and vaulted ceilings in virtually all the rooms, oak doors, engineered oak flooring and an engraving of a rearing horse as the emblem of Kent.

The inner door leads to the wonderful circular reception hall with all the rooms fanning out from here including the stunning, triple aspect lounge with a vaulted and beamed ceiling. It has a curved open fire you can cosy up to on a cold winter's day while still enjoying the lovely views from all the windows. There is a pair of French doors that lead to the wraparound terrace and another pair that open into the charming conservatory that provides an additional seating and dining area.

All the other rooms are interestingly wedge shaped including the farmhouse style kitchen with a range cooker, wood units, a dishwasher and a free standing American style fridge freezer. It is adjacent to the similar shaped Dining Room and, if the wall was removed between these two rooms, it could make a spacious open plan kitchen/dining room. There are three double bedrooms that all have built in storage including the first with two double wardrobes as well as a family bathroom and a separate cloakroom. However there is always the option to reconfigure some of these rooms to create an en-suite and/or larger bedrooms, bearing in mind that the annex can always provide additional bedrooms if it is not needed as separate accommodation.

The entrance lobby also includes a utility room and a front door to the annex. This would obviously make an ideal home for elderly relatives or adult children or even as a holiday let to generate additional income. It has a hallway that leads to the good sized kitchen with a tiled floor, wood units housing a variety of appliances and a larder. There is a large double bedroom with a vanity basin but there is space to incorporate en suite facilities if required and a family bathroom as well as the extremely spacious double aspect lounge/diner with French doors to the terrace. This room has stairs to the upper floor where you will find a double bedroom but this could also make an excellent office for anyone working from home but who needs a bit of privacy. The gardens surround the property and are mainly laid to lawn with mature shrub borders and impressive trees.



Seller Insight

“ This property has been our home for the past 45 years and we have loved being here but feel it is now time to downsize and let another family enjoy this amazing and unique place. We love the views and the history and have a variety of pictures showing the old mill and it is wonderful to be able to take the dog for country walks. We can stroll into the village across the meadows and the footpath in about ten minutes but it is only a couple of minutes' drive to the local amenities.

Ash includes a Co-op, newsagent, chemist and hairdresser as well as a surgery, physiotherapy centre, a good primary school and St Faith's prep school. There are sports clubs, a number of regular activities in the village hall including Yoga, Tai Chi and weekly coffee mornings. The pretty village of Wingham is also nearby with its individual shops, pubs and restaurants including The Dog – winner of the Great British Pub award 2019 - as well as the Wingham Wildlife Park, an excellent garden centre and the renowned Gibsons Farm Shop for all your quality local produce.

The medieval Cinque Port town of Sandwich with its delightful pubs, restaurants and shops is within easy reach while the historic city of Canterbury with its high street stores, individual shops, universities, theatres and heritage buildings is not far away. Golfing addicts can enjoy their game at Princes and the world renowned St George's championship course in Sandwich. Boating enthusiasts can moor their boats along the River Stour in Sandwich and other sporting activities are easily available. The area offers an excellent grammar schools in Sandwich, Canterbury and Dover as well as top class private schools in Dover, Canterbury and Ramsgate. From Sandwich there is the high speed train to London and a good road network to Dover, Canterbury, Folkestone, Thanet and London.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







ANNEXE



Travel Information

By Road	
Sandwich	3.0 miles
Wingham	4.7 miles
Canterbury West Station	11.2 miles
Channel Tunnel	20.7 miles
Dover Docks	12.8 miles
Gatwick Airport	77.6 miles
Charing Cross	73.0 miles

By Train from Sandwich

St. Pancras	1hr 27 mins
Victoria	1hr 53 mins
Charing Cross	2hrs 10 mins
Dover	22 mins
Canterbury	40 mins

Healthcare

Ash Surgery	01304 812227
The Market Place Surgery	08443 879997
The Butchery Surgery	01304 612138

Leisure Clubs & Facilities

Royal St. George's Golf Club	01304 613090
Prince's Golf Club	01304 611118
Cinque Port Golf Club	01304 374007
Ash Bowling Club	07722118341
Ash Rugby Club	07936337453
Sandwich Bay Sailing and Water Ski Club	07530 857163
Sandwich Bay Sailing Club	01304 363052
Sandwich Leisure Centre	01304 614947
Sandwich Town Cricket Club	01304 617237
Sandwich Tennis Club	01304 619223

Education

Primary Schools:

Sandwich Infant School	01304 612228
Sandwich Junior School	01304 612227
Cartright and Kelsey Primary	01304 812539
St Faith's Prep	01304 813409
Northbourne Park Prep	01304 611215

Secondary Schools:

Sir Roger Manwood's Co-ed Grammar School	01304 613286
Duke of York's Royal Military School, Dover	01304 245023
Dover College	01304 205969

Kings School Canterbury	01227 595502
St Edmunds Canterbury	01227 475600
Sandwich Technology School	01304 610000

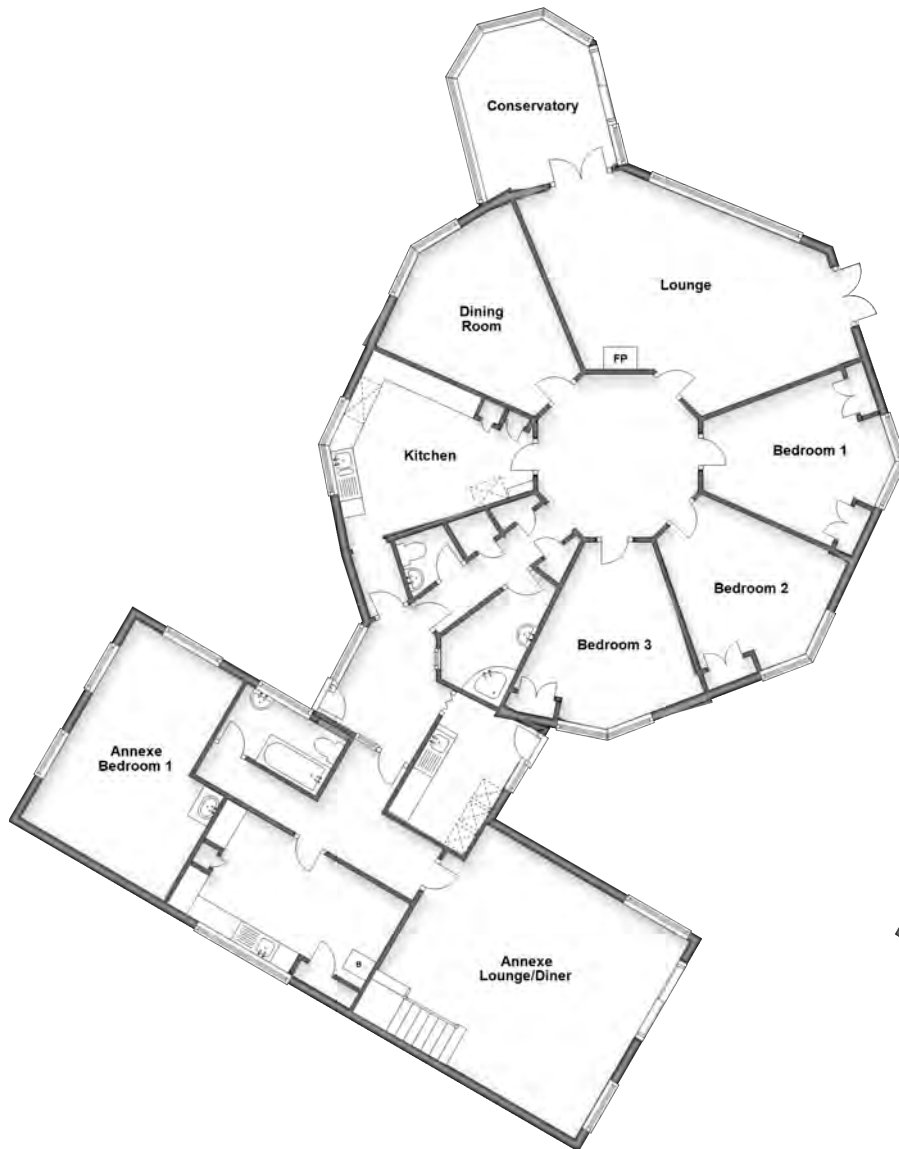
Entertainment

The Chequer Inn Ash	01304 761984
Empire cinema	01304 620480
Luigis	01304 615297
The Brasserie on the Bay	01304 611118
The Blue Pigeons	01304 613233
The Bell Hotel	01304 613388
Blazing Donkey	01304 617362

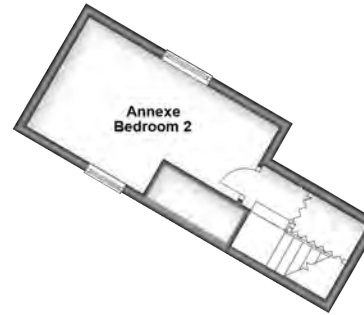
Local Attractions/Landmarks

Wingham Wildlife Park
Betteshanger Country Park
Richborough Fort and Amphitheatre
The Guildhall Museum
White Mill Heritage Centre Sandwich
Seal Spotting Trips
Sandwich Town Trail
Sandwich and Pegwell National Nature Reserves
Walmer, Dover and Deal Castles
Salutation House Sandwich

Ground Floor
Approx. 209.6 sq. metres (2256.1 sq. feet)



First Floor
Approx. 16.1 sq. metres (173.4 sq. feet)



Outbuilding
Approx. 31.1 sq. metres (334.5 sq. feet)



GROUND FLOOR

Boot Room	
Hall	
Kitchen	14'1 maximum x 14'1 maximum (4.30m x 4.30m)
Dining Room	14'1 maximum x 14'1 maximum (4.30m x 4.30m)
Sitting Room	28'0 maximum x 14'1 maximum (8.54m x 4.30m)
Conservatory	11'9 x 9'11 (3.58m x 3.02m)
Bedroom 1	14'1 maximum x 14'1 maximum (4.30m x 4.30m)
Bedroom 2	14'1 maximum x 14'1 maximum (4.30m x 4.30m)
Bedroom 3	14'1 maximum x 14'1 maximum (4.30m x 4.30m)
Bathroom	
WC	
Utility Room	

ANNEX GROUND FLOOR

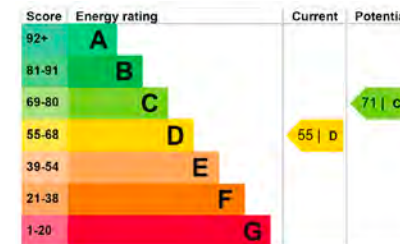
Annex Lounge/Diner	18'8 x 16'8 (5.69m x 5.08m)
Annex Kitchen	15'3 x 8'9 (4.65m x 2.67m)
Annex Bedroom 1	16'10 x 12'0 (5.13m x 3.66m)
Annex Bathroom	

ANNEX FIRST FLOOR

Annex Bedroom 2	15'3 x 8'9 (4.65m x 2.67m)
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OUTSIDE

Garden	
Gated Driveway	
Double Garage	18'8 x 17'7 (5.69m x 5.36m)



£850,000

EPC Rating: D

Council Tax Band: F

Tenure: Freehold



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