



GUILDCREST ESTATES



The Rowan, 37 Mill Field, Ash, Canterbury CT3 2BD





GUILDCREST ESTATES

## Mill Field, Ash, Canterbury CT3 2BD

**Asking price £775,000**

This stunning detached 4 bedroom family home, in a quiet cul de sac, sits in the picturesque village of Ash. Meticulously designed, to encapsulate the stunning views of the Kent countryside, with the addition of a private balcony. This is a characterful property has all the benefits of a brand new home, blending beautifully to it's countryside surroundings.

As you enter this impressive home, you step into a light spacious entrance hall which leads to a cloakroom/WC, a large open plan kitchen/diner and a bright and spacious lounge with dual aspect views of the garden. The bespoke fitted kitchen comes with a peninsula, beautiful quartz worktops and integrated appliances, which includes a full height fridge, full height freezer, dishwasher, oven and gas hob with large sliding doors leading out the garden. The utility room has fitted cupboards, space for a washing machine, tumble dryer and further access into the garden.

Upstairs you will find 4 double bedrooms, the master with a beautiful, fully tiled en suite. Sliding doors lead out to the balcony, with glass balustrade, perfect for enjoying the breathtaking views. The family bathroom finished to the highest standard, fully tiled with a bath, bidet, separate shower and heated





towel rail.

Karndean flooring in the hall, kitchen/diner and WC and luxurious carpet throughout the rest of the home.

Outside is a landscaped front garden, large paved driveway, double garage, charging point, outdoor lighting and rear access to the garden. The rear garden is laid to lawn with a large patio area, outside tap and close board fencing with natural hedging.

The perfect location, with an abundance of local amenities. Good motorway links and train links from Sandwich.

\*Please note internal photo's are a guide only. Plot specifications may vary.

Freehold

Council Tax Band - TBC

Mains Water, Sewer, Electricity, Gas with Gas Central Heating

Fixed Wireless Broadband

Service Charge - £247.04 per annum





GUILDCREST ESTATES

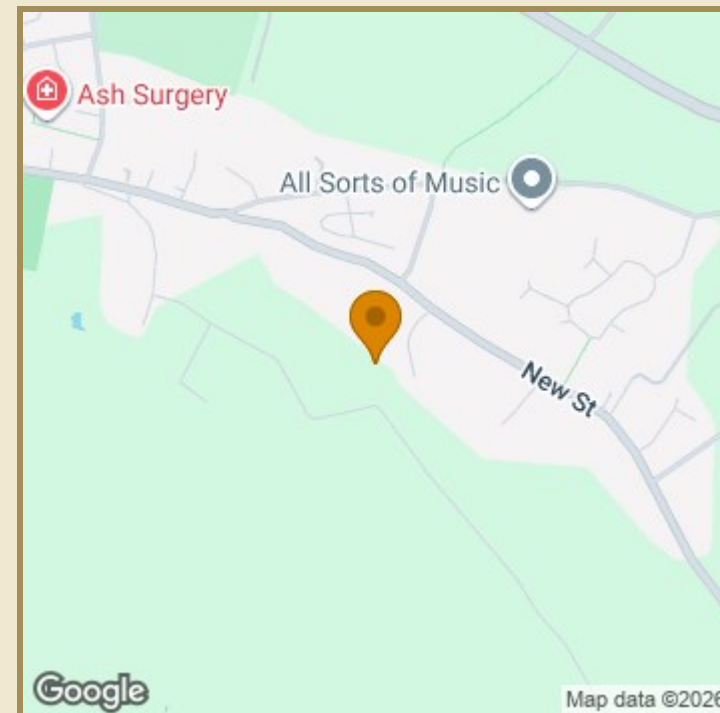
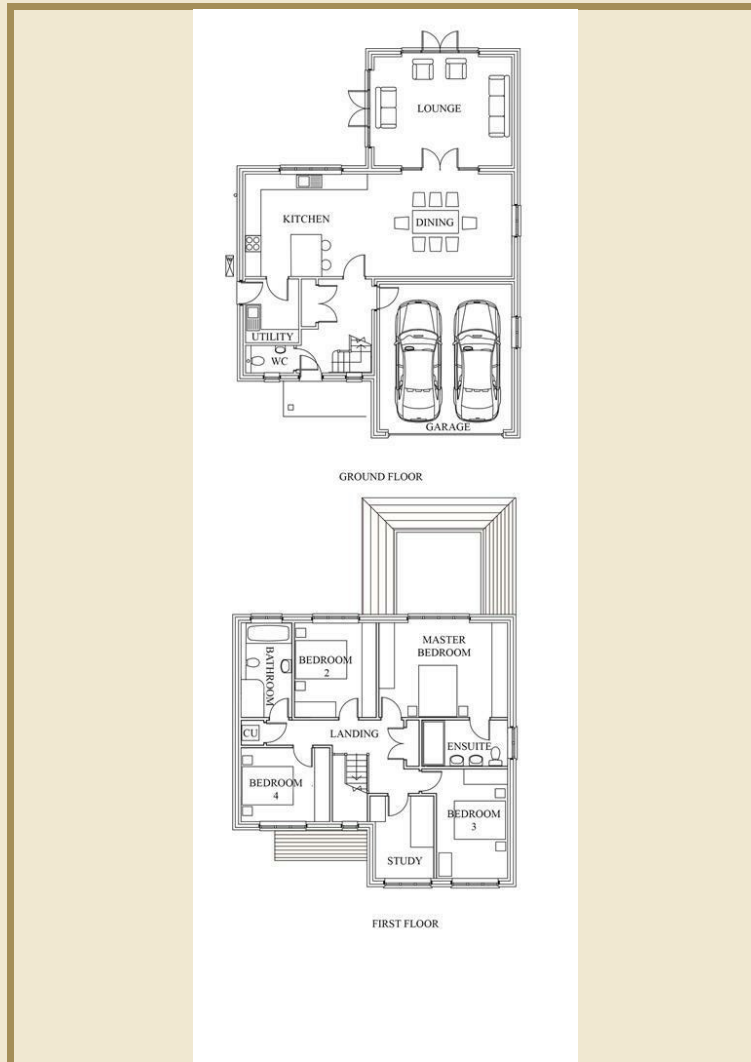
### Key Features

- DETACHED NEW BUILD PROPERTY
- MASTER BEDROOM WITH EN SUITE AND PRIVATE BALCONY
- INTEGRATED APPLIANCES
- LARGE KITCHEN / DINER / UTILITY
- LARGE GARDEN WITH PATIO AREA
- DOUBLE DRIVEWAY AND GARAGE
- QUARTZ WORKTOPS
- VILLAGE LOCATION
- 4 LARGE BEDROOMS
- STUDY

### Important Information

Freehold  
 House - Detached  
 1894.00 sq ft  
 Council Tax Band New Build  
 EPC Rating

£775,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



01227 696000 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 34428871

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.