



GUILDCREST ESTATES



The Oak, 27 Mill Field, Ash, Canterbury CT3 2BD





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Mill Field, Ash, Canterbury CT3 2BD

Asking price £495,000

This wonderful semi-detached, 3 bedroom family home sits in a quiet, private cul de sac set in the picturesque village of Ash. Each home has been carefully designed with all the benefits of a brand new home whilst ensuring the countryside charm has been tastefully kept, with tile hung fascia, weatherboarding and detailed flint walls, these characterful houses sit beautifully in their countryside surroundings.

As you enter this lovely home, you step into a bright entrance hall which leads to a generously sized lounge that overlooks the garden, cloakroom/WC and a spacious open plan kitchen/diner. The bespoke fitted kitchen comes with a breakfast bar, beautiful quartz worktops and integrated appliances which include a fridge/freezer, dishwasher, oven & gas hob and washer dryer.

Upstairs you will find 3 double bedrooms, the master has an en suite, a generous sized family bathroom and a further room that would be an ideal office, dressing room or 4th bedroom.

Outside is the landscaped front garden, paved driveway, garage, charging point, outside 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.





A short distance from the historic town of Sandwich and Cathedral City of Canterbury, this quaint village is in a perfect location with an abundance of local amenities. Shops, doctors, a pub and restaurants. Sandwich train station is 4 miles away, a direct link to Charing Cross. Good motorway links too.

To register your interest, arrange a viewing or for more information on this property call us today on 01843 272200.

Freehold
Council Tax Band - TBC
Mains Water, Sewer, Electricity, Gas with Gas Central Heating
Fixed Wireless Broadband
Service Charge - TBC
1533 sq ft / 142 sq m

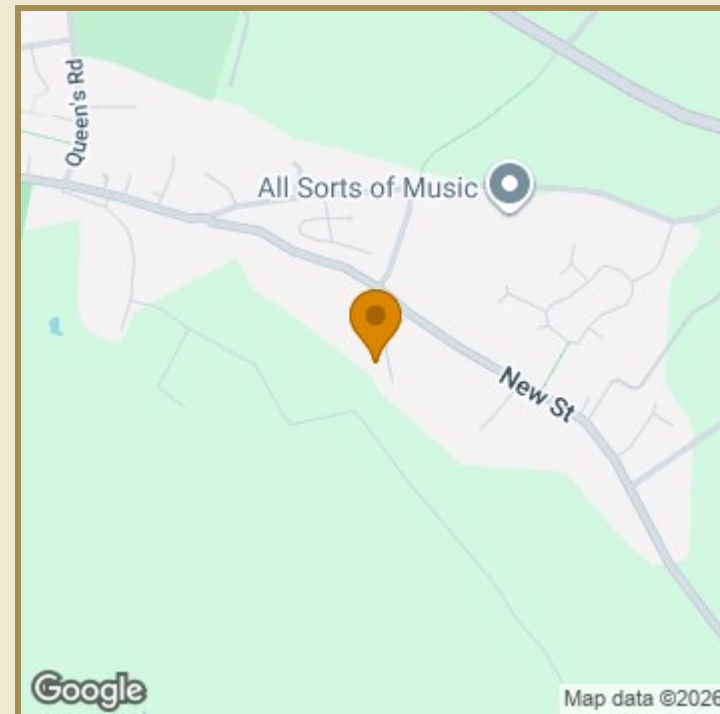
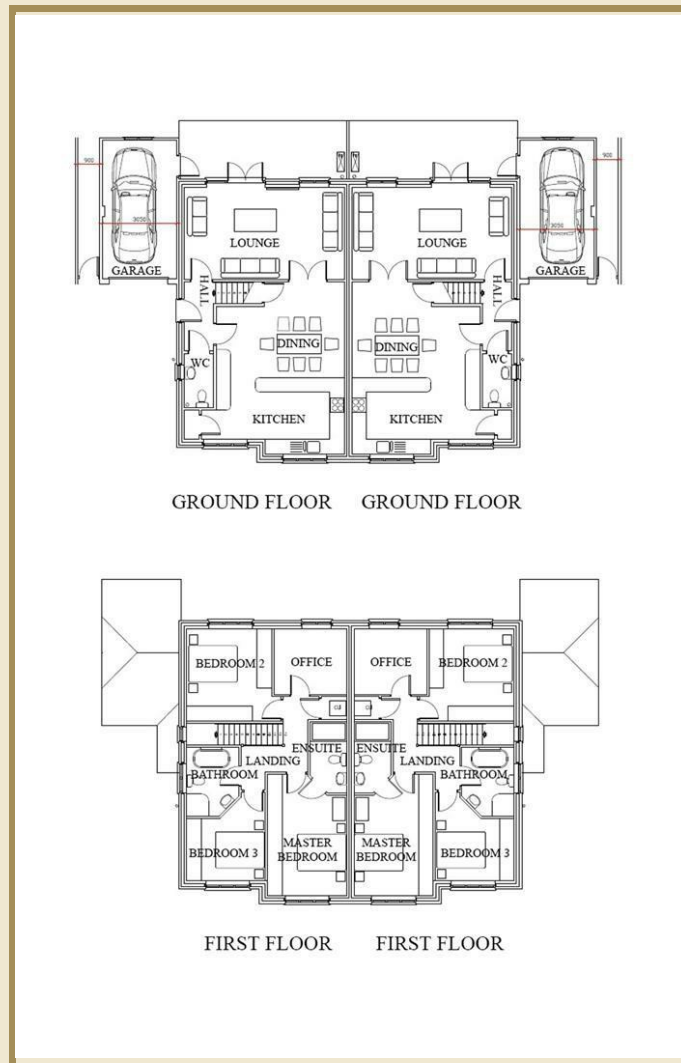




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Key Features

- SEMI-DETACHED NEW BUILD PROPERTY
- 3 LARGE BEDROOMS
- LARGE KITCHEN / DINER
- MASTER BEDROOM WITH EN-SUITE
- OFFICE ROOM
- VILLAGE LOCATION
- INTEGRATED APPLIANCES
- LARGE GARDEN WITH PATIO AREA
- 2 CAR DRIVEWAY
- GARAGE



Important Information

Freehold
 House - Semi-Detached
 1533.00 sq ft / 142 sq m
 Council Tax Band New Build
 EPC Rating
 Service Charge - TBC

£495,000

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

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



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