



GUILDCREST ESTATES



The Hornbeam, 35 Mill Field, Ash, Canterbury CT3 2BD





GUILDCREST ESTATES

Mill Field, Ash, Canterbury CT3 2BD

Asking price £775,000

This wonderful detached 4 bedroom family home sits in a quiet, private cul de sac, set in the picturesque village of Ash. Each home has been carefully designed to encapsulate the stunning views of the Kent countryside with all the benefits of a brand new home whilst ensuring the countryside charm has been tastefully kept, with tile hung fascia and brick finish, these characterful houses sit beautifully in their countryside surroundings.

As you enter this impressive home, you step into a light spacious entrance hall which leads to a cloakroom/WC and a vast open plan kitchen/diner with 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 fridge/freezer, dishwasher, oven & gas hob and large sliding glass doors leading out the garden. The utility room has fitted cupboards, space for a washing machine & tumble dryer and further access into the garden.

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

Upstairs you will find 4 double bedrooms, the master has an en suite and balcony with glass balustrade so you can enjoy the breathtaking





views. The family bathroom finished to the highest standard, fully tiled with a bath and separate shower and heated towel rail.

Outside is a landscaped front garden, large paved driveway, double 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.

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
1894 sq ft / 176 sq m





GUILDCREST ESTATES

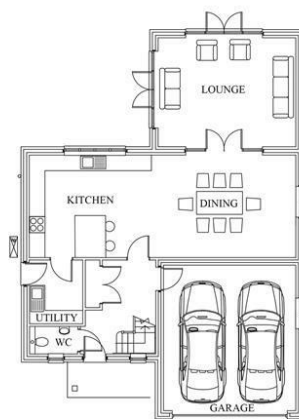
Key Features

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

Important Information

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

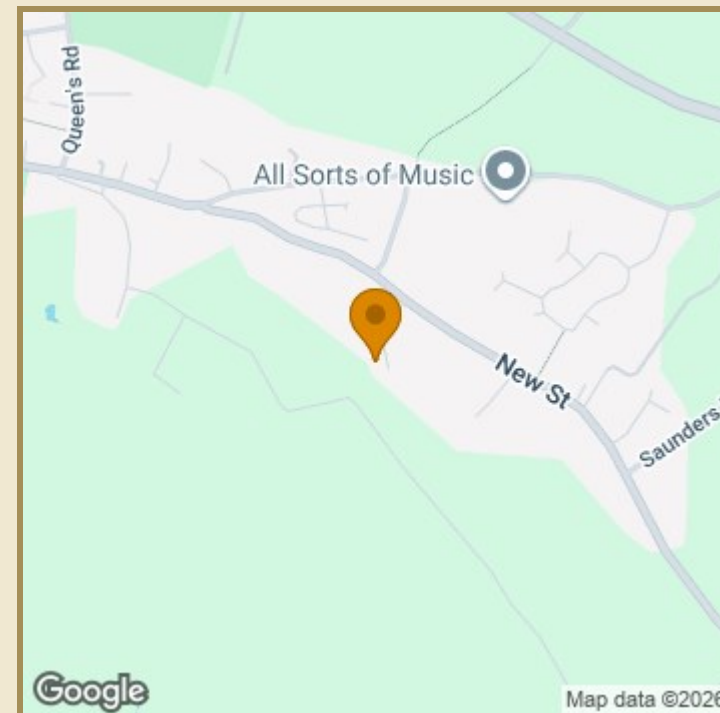
£775,000



GROUND FLOOR



FIRST FLOOR



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	



01227 696000 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: 344 4288 71

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.