



GUILDCREST ESTATES



The Cavendish, 7 Rose Hill, Ash, Canterbury CT3 2HJ





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£750,000

This beautifully designed four-bedroom detached home occupies a generous plot and offers an ideal balance of traditional character and modern living. The elegant façade, with soft brick elevations, sash-style windows, and a distinctive arched entrance, creates a striking first impression, complemented by a private driveway and landscaped frontage.

Upon entering, you are welcomed into a bright central hallway that leads to a spacious lounge at the front of the property, to the rear, a large open-plan kitchen and day room forms the heart of the home, providing a light-filled and sociable space with views over the garden. The stylish bespoke fitted kitchen is thoughtfully designed which include a fridge/freezer, dishwasher, oven, microwave and induction hob. A separate utility adds everyday convenience, with sink and space for washing machine & tumble dryer. A cloakroom and large storage cupboard completes the ground floor.

Upstairs, the principal bedroom benefits from



its own en-suite, three further bedrooms provide flexible accommodation for family members and a traditional family bathroom serves the remaining rooms, with storage provided by a linen cupboard.

Externally, the property features a landscaped front garden, paved driveway, electric vehicle charging point, and outside lighting, with access to the rear garden, which is laid mainly to lawn with a patio area, outside tap, and enclosed with fencing and natural hedging.



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Key Features

- NEW BUILD GEORGIAN STYLE PROPERTY
- 4 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES
- QUARTZ WORKTOP
- ROLL TOP BATH
- GARAGE & DRIVEWAY
- GARDEN LAID WITH PATIO AND TURF
- SITUATED ON CUL-DE-SAC
- CENTRAL VILLAGE LOCATION

Important Information

Freehold
 House - Detached
 1977.00 sq ft
 Council Tax Band
 EPC Rating

£750,000



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			
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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



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