



GUILDCREST ESTATES



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



4



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Rose Hill, Ash, Canterbury CT3 2FA

£727,500

STAMP DUTY PAID

This beautifully designed grand four-bedroom detached home occupies a generous plot and over 1900sqft of living space whilst offering 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 with desirable herringbone flooring that leads to a spacious formal lounge, 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 Roma kitchen is thoughtfully designed which include quartz worktops, shaker style cabinetry, butler sink, neff appliances including fridge/freezer, dishwasher, oven, microwave and induction hob. A separate utility adds everyday convenience, with a further 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

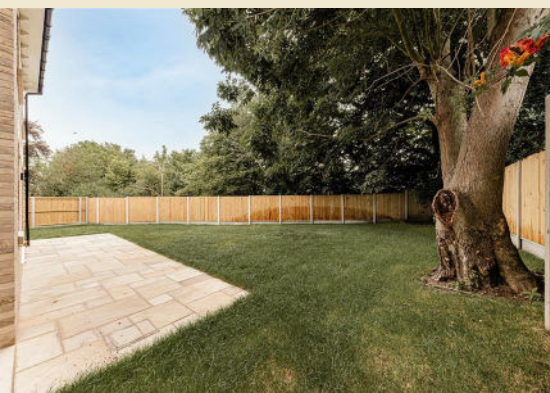




flexible accommodation for family members and a traditional family bathroom serves the remaining rooms, with storage provided by a linen cupboard.

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.

Service Charge - £490.00 per annum





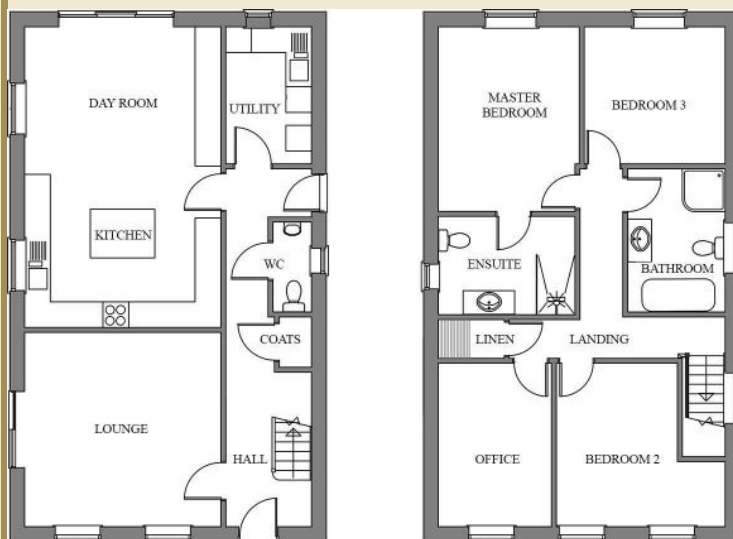
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Key Features

- NEW BUILD GEORGIAN STYLE PROPERTY
- 4 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES & QUARTZ WORKTOP
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING TO GROUND FLOOR
- DRIVEWAY
- GARDEN LAID WITH PATIO AND TURF
- ROLL TOP BATH
- SITUATED ON GUL DE SAC

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

£727,500



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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