GUILDCREST ESTATES

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

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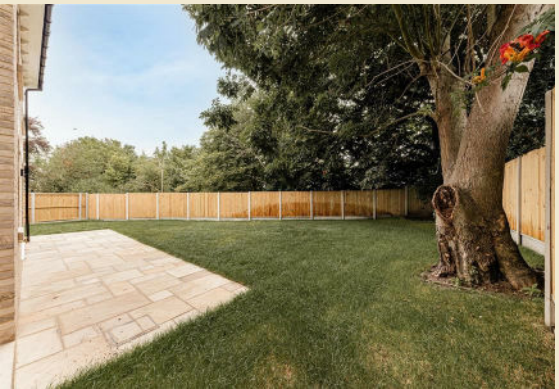
Rose Hill, Ash, Canterbury CT3 2FA

£727,500

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.

CGI used for illustrative purposes only.
Service Charge - TBC

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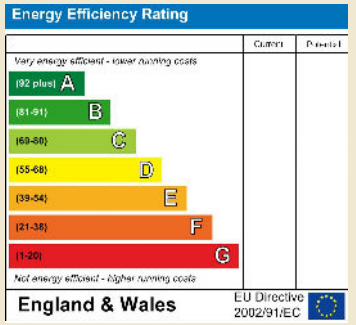
Key Features

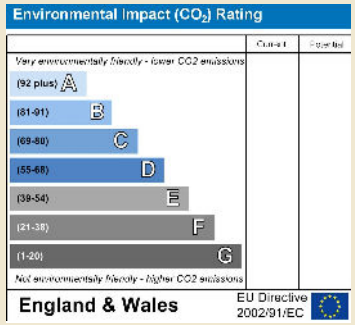
- NEW BUILD GEORGIAN STYLE PROPERTY
- 4 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES & QUARTZ WORKTOP
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING TO GROUND FLOOR
- DRIVEWAY
- GARDEN LAID WITH PATIO AND TURF
- ROLL TOP BATH
- SITUATED ON CUL-DE-SAC

Important Information

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

£727,500





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