



GUILDCREST ESTATES



The Montague, 5 Rose Hill, Ash, Canterbury CT3 2HJ





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Rose Hill, Ash, Canterbury CT3  
2HJ

**£475,000**

This attractive semi-detached home has been designed to offer a perfect balance of traditional styling and modern family living. The classic brick façades, symmetrical proportions, and hipped rooflines create a timeless street presence, enhanced by neatly landscaped front gardens and private driveways. Each property benefits from its own entrance and garage, while the mirrored design ensures a cohesive and elegant appearance.

Internally, a welcoming entrance hall leads through to the kitchen and day room are arranged in an open and sociable layout, creating a bright, versatile area ideal for everyday family life. The bespoke fitted kitchen has beautiful quartz worktops and integrated appliances which include a fridge/freezer, dishwasher, washing machine, oven and gas hob. To the rear, a generously sized lounge, a convenient WC and dedicated coat storage.

Upstairs, the accommodation is equally well considered, with three bedrooms. The principal bedroom benefits from its own en-suite. Two further bedrooms and a modern family bathroom. Additional storage, including linen cupboards, ensures the homes remain functional and organised.



These properties combine thoughtful layouts with appealing architectural design, making them ideally suited to contemporary living. The mirrored configuration ensures both homes enjoy equal proportions and functionality, delivering stylish and efficient homes in a well-balanced setting.



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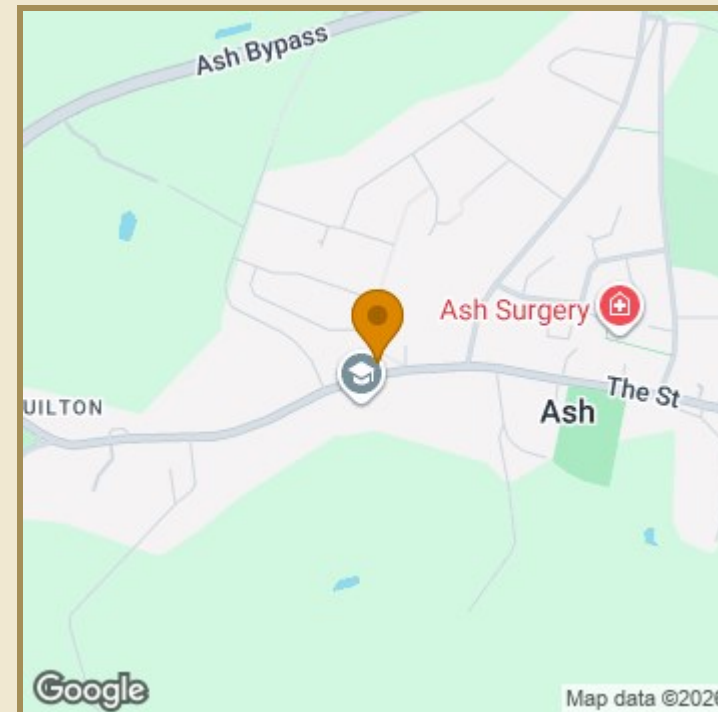
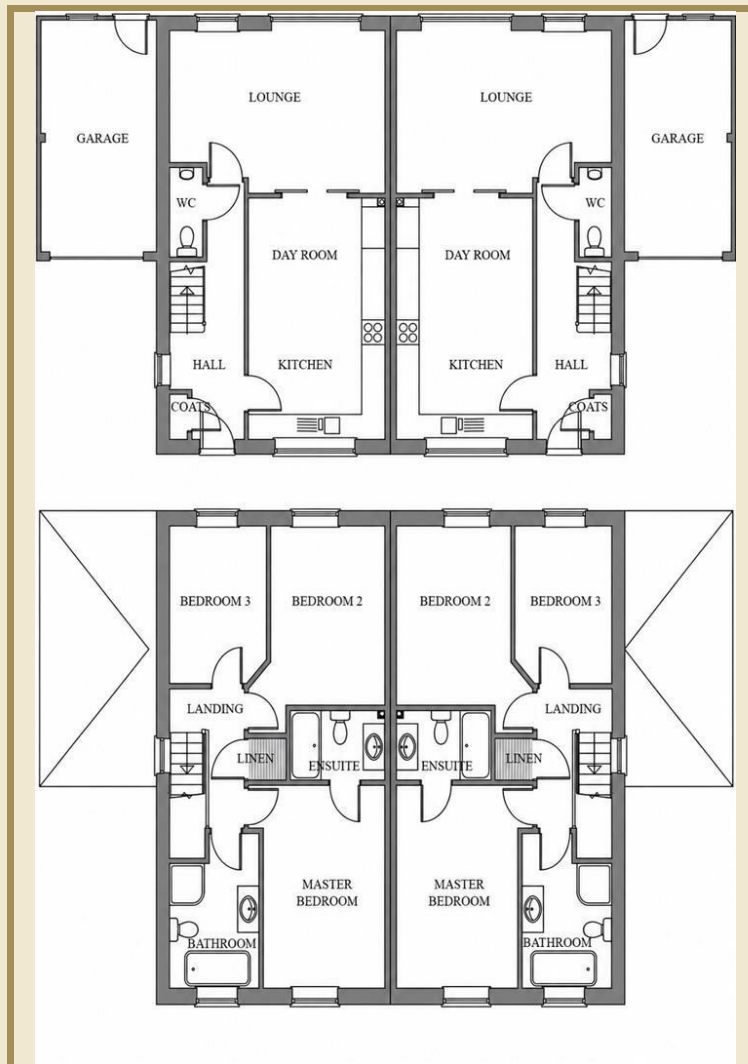
### Key Features

- NEW BUILD GORGEIAN STYLE PROPERTY
- UNDER-FLOOR HEATING ON GROUND FLOOR
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES
- QUARTZ WORKTOP
- ROLL TOP BATH
- GARAGE & DRIVEWAY
- GARDEN LAID WITH PATIO AND TURF
- AIR SOURCE HEAT HUMP
- CENTRAL VILLAGE LOCATION

### Important Information

Freehold  
House - Semi-Detached  
1204.00 sq ft  
Council Tax Band New Build  
EPC Rating

£475,000



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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