



GUILDCREST ESTATES



The Pembroke, 2 Rose Hill, Ash, Canterbury CT3 2HJ





GUILDCREST ESTATES

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, microwave and induction hob. To the rear, a generously sized lounge, a convenient WC and dedicated coat storage.

Upstairs, the accommodation is equally well considered, with the principal bedroom benefitting



from its own en-suite, and two further bedrooms and a 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.



GUILDCREST ESTATES

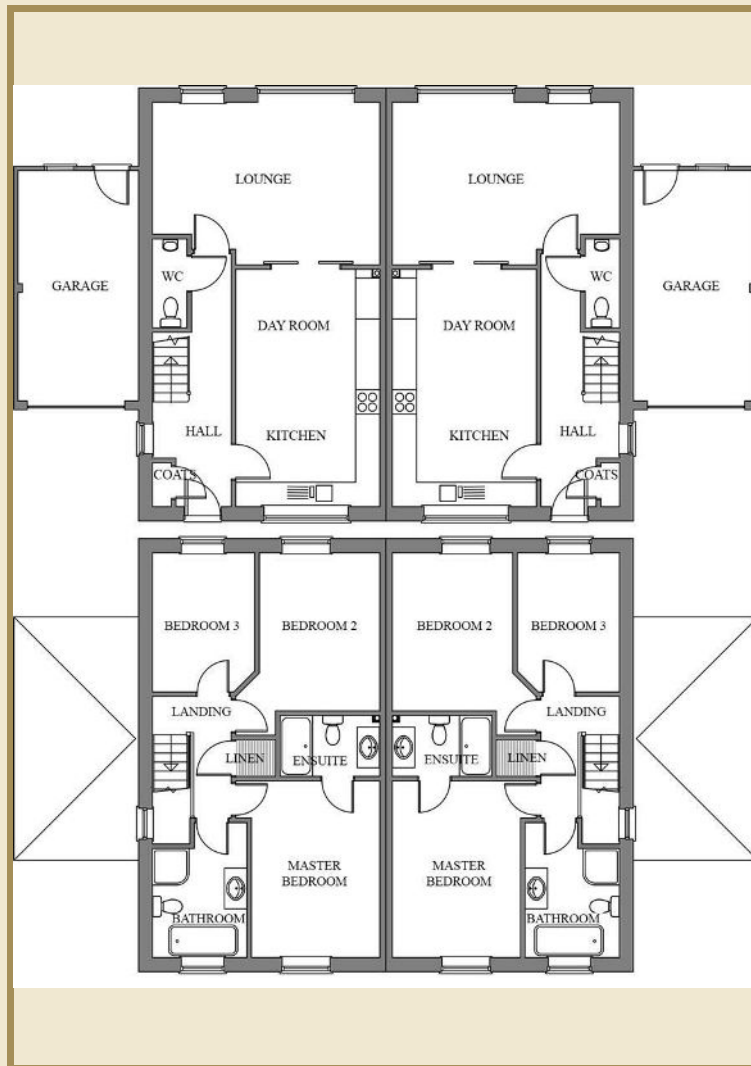
Key Features

- NEW BUILD GEORGIAN STYLE PROPERTY
- 3 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES
- QUARTZ WORKTOP
- ROLL TOP BATH
- UNDERFLOOR HEATING TO GROUND FLOOR
- SITUATED ON CUL-DE-SAC
- CENTRAL VILLAGE LOCATION
- GARDEN LAID WITH PATIO AND TURF

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 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



mydeposits ico.



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 3414288 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.