GUILDCREST ESTATES



The Belgrave, 1 Rose Hill, Ash, Canterbury CT3 2FA

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Rose Hill, Ash, Canterbury CT3 2FA

£750,000



Set within an exclusive cul-de-sac in the charming village of Ash, this beautifully designed four-bedroom detached home enjoys a generous plot. The elegant façade, with its soft brick elevations and classic sash-style windows, creates an immediate sense of symmetry and timeless appeal. Inside, the home has been thoughtfully planned to offer modern, energy-efficient living while retaining traditional character, benefiting from underfloor heating throughout the ground floor and an air source heat pump for efficient, environmentally friendly heating.

As you enter this lovely home, you step into a bright entrance hall which leads to a generously sized lounge to the front of the property, a cloakroom/WC, and a spacious open-plan kitchen/diner. The bespoke fitted kitchen comes with beautiful quartz worktops and integrated appliances, including a fridge/freezer, dishwasher, oven, microwave and induction hob. This home also has the added benefit of a fully fitted utility room, complete with a sink and space for a washing machine and tumble dryer.
Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a stylish family bathroom, both designed to complement the home's traditional character.





Outside, the property features a landscaped front garden, a paved driveway, an electric vehicle charging point, outside lighting and rear access to the garden. The rear garden is laid to lawn with a patio area, and an outside tap.

Service Charge - £490.00 per annum

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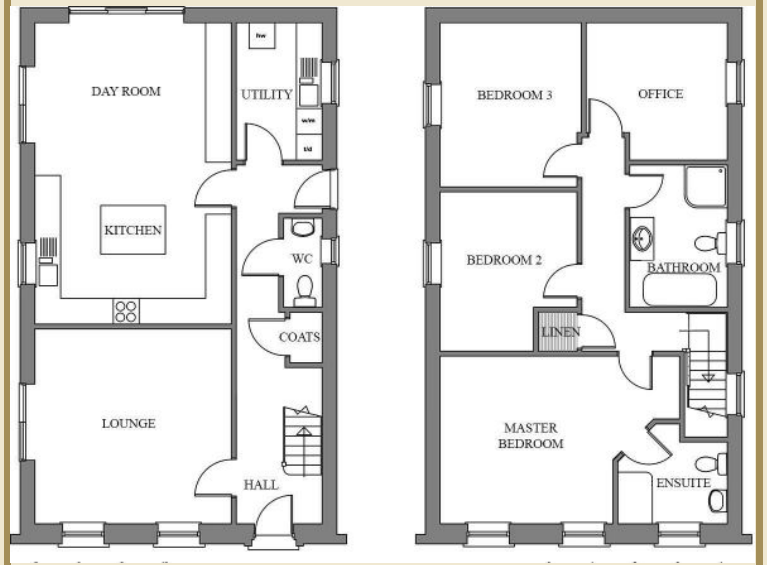
Key Features

- 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

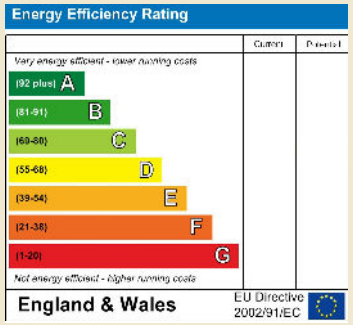
Important Information

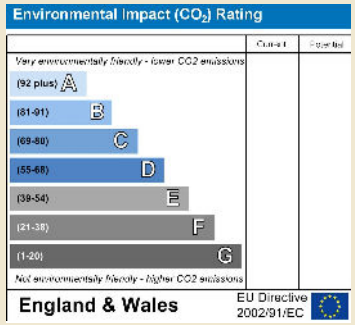
Freehold
House - Detached
1533.00 sq ft
Council Tax Band New Build
EPC Rating

£750,000









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