GUILDCREST ESTATES



17 Mill Field, Ash, Canterbury CT3 2BD

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£395,000

Tucked away in the peaceful cul-de-sac of Mill Field, Ash, this beautifully presented three-bedroom semi-detached home offers stylish, modern living in a highly desirable village location. Built in 2019, the property has been thoughtfully designed throughout, making it an ideal choice for growing families, first-time buyers or those looking to enjoy a contemporary home with excellent amenities.

Stepping inside, the welcoming entrance hall leads to a stylish, fully integrated kitchen and dining area positioned at the front of the property, creating a wonderful space for both everyday family life and entertaining. Elegant glazed wooden doors separate the kitchen from the spacious living room at the rear, where French doors open onto the garden, allowing plenty of natural light to flood the space and creating the perfect setting to relax and unwind.

Upstairs, the property boasts three well-proportioned bedrooms, including a superb principal bedroom complete with its own modern en-suite shower room. The family bathroom is equally impressive, featuring both a separate bath and shower to suit the needs of busy family life, while a convenient downstairs cloakroom adds further practicality.

Outside, the enclosed rear garden provides a

























wonderful space to enjoy the warmer months, whether relaxing with family or entertaining friends. A garage and off-road parking complete the package, offering excellent storage and convenience.

Situated in the sought-after village of Ash, with easy access to local amenities, well-regarded schools and transport links to Canterbury and the coast, this superb home combines modern comfort with an enviable location. Ready to move straight into, this is a fantastic opportunity to secure a beautiful home in a popular village setting.

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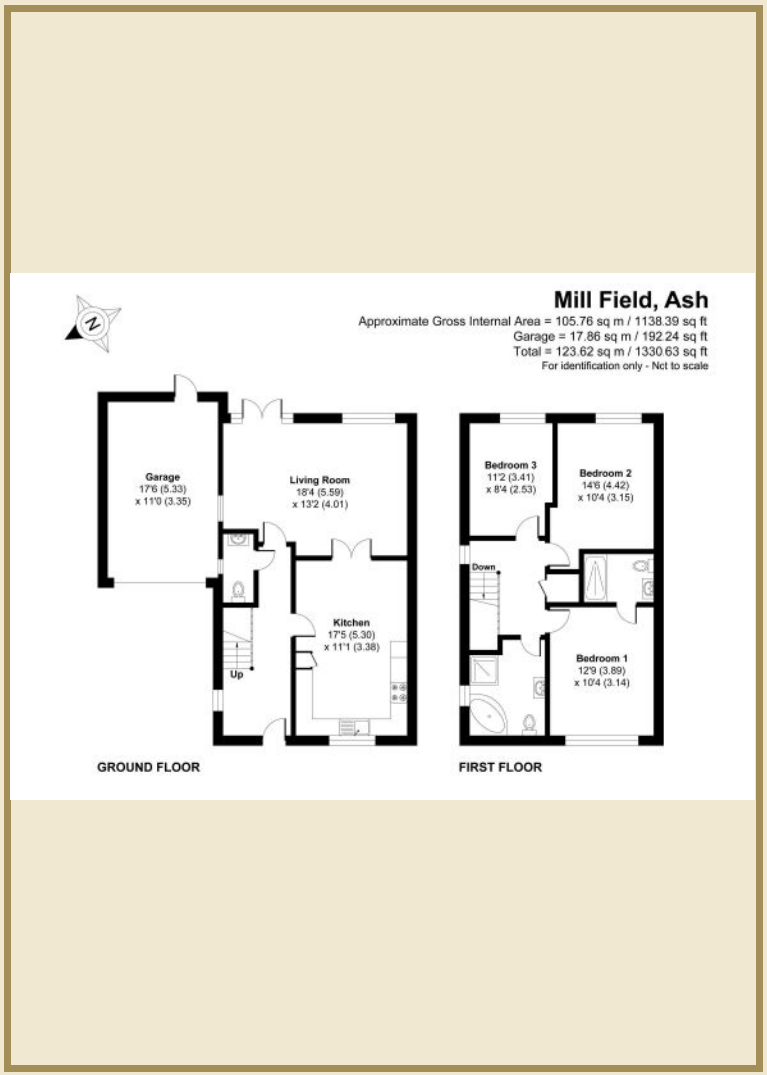
Key Features

- 3 spacious bedrooms
- Master with en-suite
- Fully integrated kitchen
- Driveway and garage
- Built in 2019

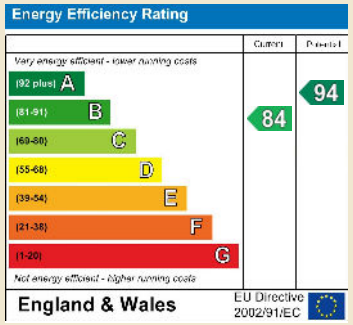
Important Information

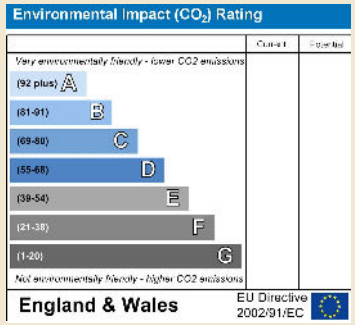
Freehold
House - Semi-Detached
1330.63 sq ft
Council Tax Band D
EPC Rating B

£395,000









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