



GUILDCREST ESTATES



27 Butterfield Way, Ash, Canterbury CT3 2EL



4



2



2



GUILDCREST ESTATES

Butterfield Way, Ash, Canterbury
CT3 2EL

Offers in the region of £525,000

Offering an abundance of space, style and natural light, this beautifully maintained four-bedroom detached home on Butterfield Way is an ideal choice for families looking to settle in the ever-popular village of Ash.

The welcoming entrance hall leads through to a spacious living room, where a striking feature wall and contemporary electric fireplace create a warm and inviting space to relax. A separate home office provides the ideal setting for remote working, studying or a playroom, offering flexibility to suit a range of lifestyles.

At the heart of the home is the impressive open-plan kitchen, dining and family room. Beautifully fitted with integrated appliances, a breakfast bar and stylish lighting, this bright and sociable space has been designed with modern family living in mind. Bi-fold doors open onto the rear garden, creating a seamless connection between indoor and outdoor living, perfect for entertaining or enjoying the warmer months.

The ground floor is completed by a spacious cloakroom with the added benefit of a utility area.

Upstairs, there are four well-proportioned bedrooms, three of which are generous





doubles. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the private rear garden enjoys a peaceful, unoverlooked aspect, providing an ideal space to relax or entertain. The property also benefits from a driveway and garage, offering ample off-road parking and additional storage.

Located in the sought-after village of Ash, the property is within easy reach of local amenities, well-regarded schools and excellent transport links to Canterbury, Sandwich and the Kent coastline. Combining generous accommodation, stylish finishes and a superb location, this exceptional home is ready to move straight into and is not to be missed.





GUILDCREST ESTATES

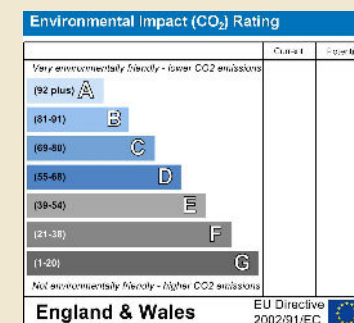
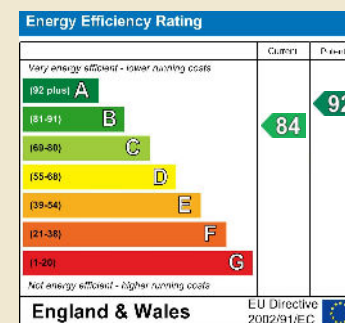
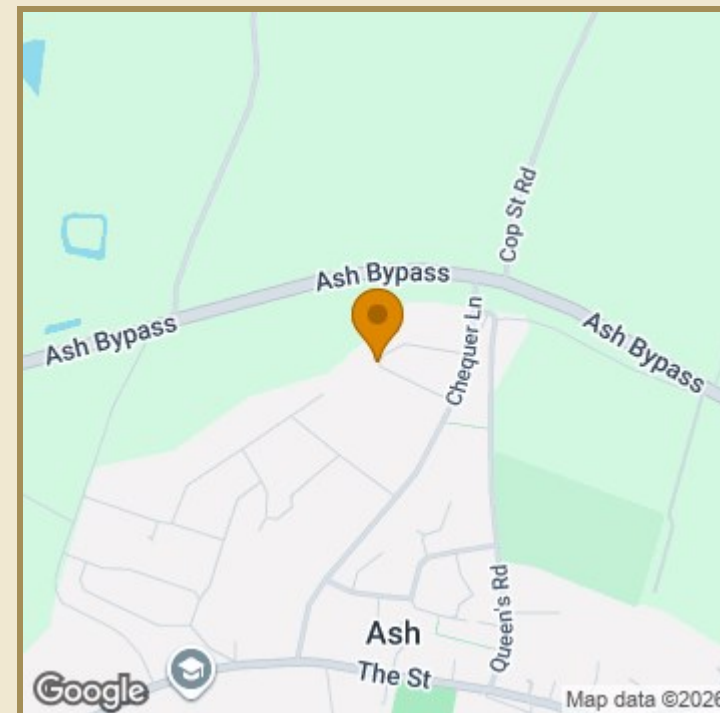
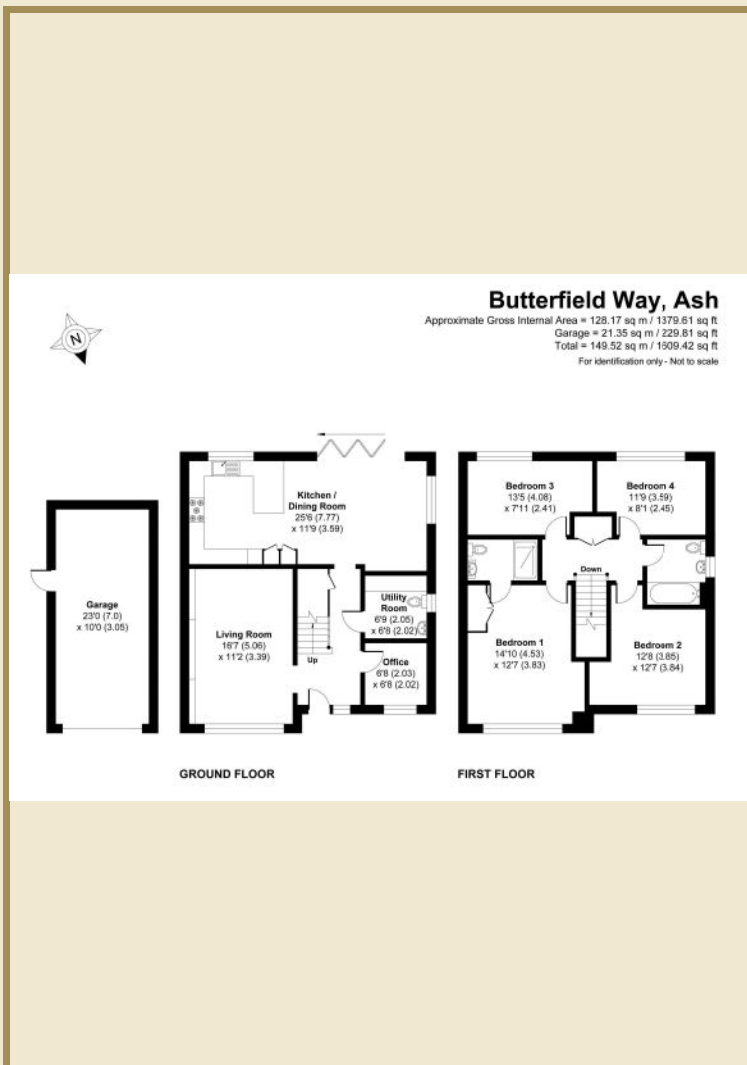
Key Features

- Spacious living room with feature wall
- Separate office on ground floor
- Open-plan kitchen diner with bifold doors
- Garden perfect for BBQs
- Built-in kitchen appliances
- Large downstairs cloakroom/utility room
- Master bedroom with en-suite and wardrobe
- Driveway and garage

Important Information

Freehold
House - Detached
1609.42 sq ft
Council Tax Band E
EPC Rating B

£525,000



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 344 288 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.