



GUILDCREST ESTATES



Plot 2 Leverick Place, Ash CT3 2DF



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## Leverick Place, Ash CT3 2DF

**£485,000**

The Brooke is a detached 4 bedroom family home with traditional Kent weatherboarding, set in the picturesque village of Ash.

As you enter this stunning new home, you step into a light spacious entrance hall which leads to a generously sized dual aspect lounge with patio doors overlooking the garden, Cloakroom/WC, storage cupboards and an spacious open plan, high quality kitchen/diner, with bespoke fitted cupboards, beautiful quartz worktops and integrated appliances, including a fridge, freezer, dishwasher, oven and hob with patio doors leading out the garden.

Throughout the hall, cloakroom and kitchen/diner you will find LVT Moduleo flooring with luxury fitted carpets throughout the rest of the home.

On the first floor, you will find 4 double bedrooms, the primary bedroom with an ensuite and a luxurious family bathroom, both fully tiled and fitted with modern contemporary, bathroom suites, stylish sanitaryware and heated towel rails.

This home has a good size rear garden, laid to patio and turf and has a landscaped front garden and off street parking, and solar panels on the roof.

The village of Ash is situated in Kent, just a short distance from the historic market town of Sandwich and the world recognised Cathedral City of Canterbury. The village has an abundance of local amenities. There are shops, a doctor's surgery, dentist, hairdressers, farm shops, sports clubs a public house and restaurant.

Sandwich train station has a direct link to London Charing Cross. The motorway links are good, A257 (Ash Bypass) is approximately 10 miles away from the A2 which connects to M2. The Port of Dover and Eurotunnel are approx 30 minutes drive.

Freehold

Mains, electricity, gas, sewer, water and has gas central heating.

Fixed wireless



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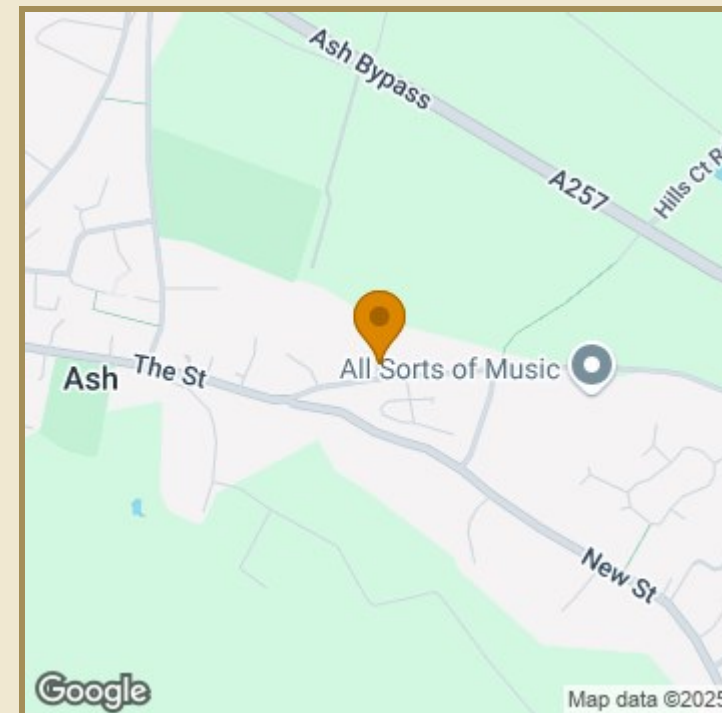
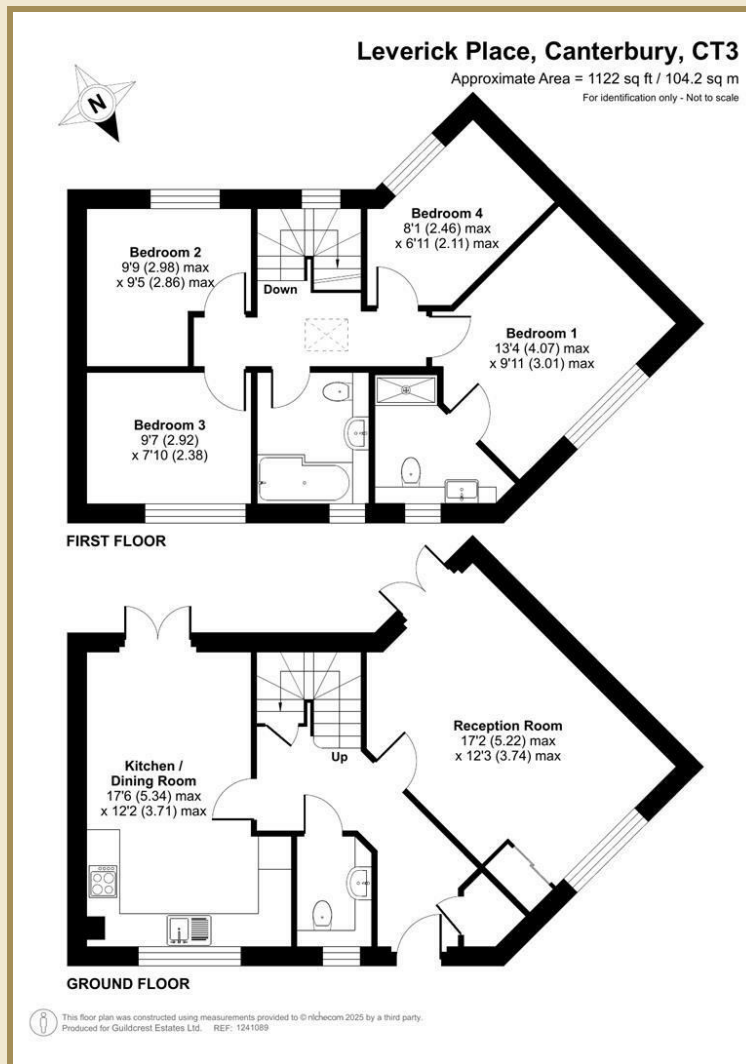
## Key Features

- VILLAGE LOCATION
- DETACHED NEW BUILD
- LOUNGE
- KITCHEN/DINER
- FULLY TILED BATHROOM
- PRIMARY WITH EN SUITE
- 4 DOUBLE BEDROOMS
- DRIVEWAY FOR 2 VEHICLES
- SOLAR PANELS

## Important Information

Freehold  
House - Detached  
1122.00 sq ft  
Council Tax Band New Build  
EPC Rating

£485,000



| 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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