



GUILDCREST ESTATES



Plot 4 Sandwich Road, Ash, Canterbury CT3 2AF



4



2



2



Sandwich Road, Ash, Canterbury CT3 2AF

£675,000

Looking for a 4 bedroom home in a beautiful countryside location, The Gilton has everything you could wish for. This stunning detached family home sitting on a large plot, set in the picturesque village of Ash.

As you enter this stunning home, you step into a light spacious entrance hall which leads to a generously sized lounge with wood burning stove & patio doors overlooking the garden, a front facing study/playroom, Cloakroom/WC & an spacious open plan, high quality kitchen/diner, with bespoke fitted cupboards, beautiful quartz worktops & integrated appliances, including a fridge, freezer, dishwasher, oven & hob with patio doors leading out the garden. The Utility has fitted cupboards, space for washing machine & tumble dryer along with access out to the garden.

Throughout the hall, cloakroom & 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 & a luxurious family bathroom, both fully tiled & fitted with modern contemporary, bathroom suites, stylish sanitaryware & heated towel rails.

This home has a generous rear garden, laid to patio and turf with landscaped front garden. Parking for 2 vehicles, integrated garage with light and power & electric car charging point, and solar panels.

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



GUILDCREST ESTATES

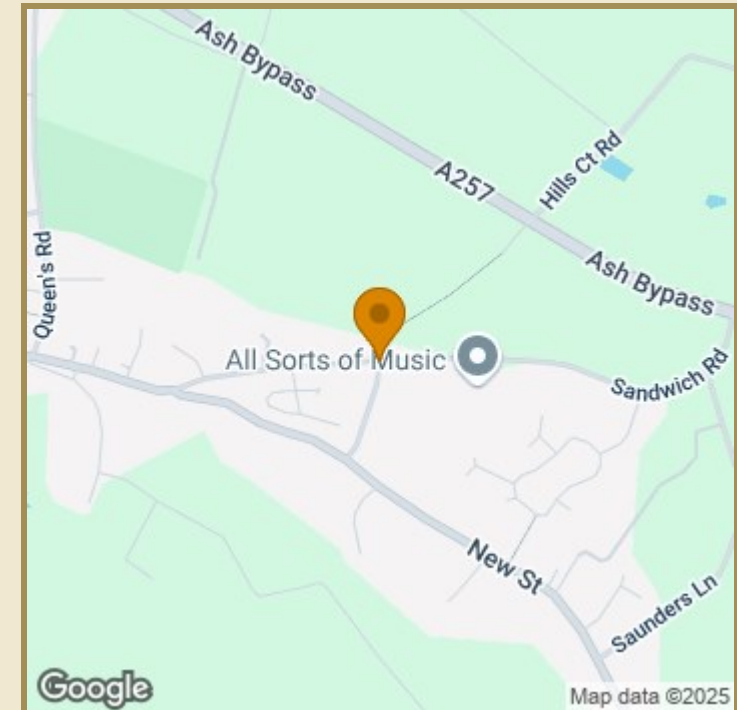
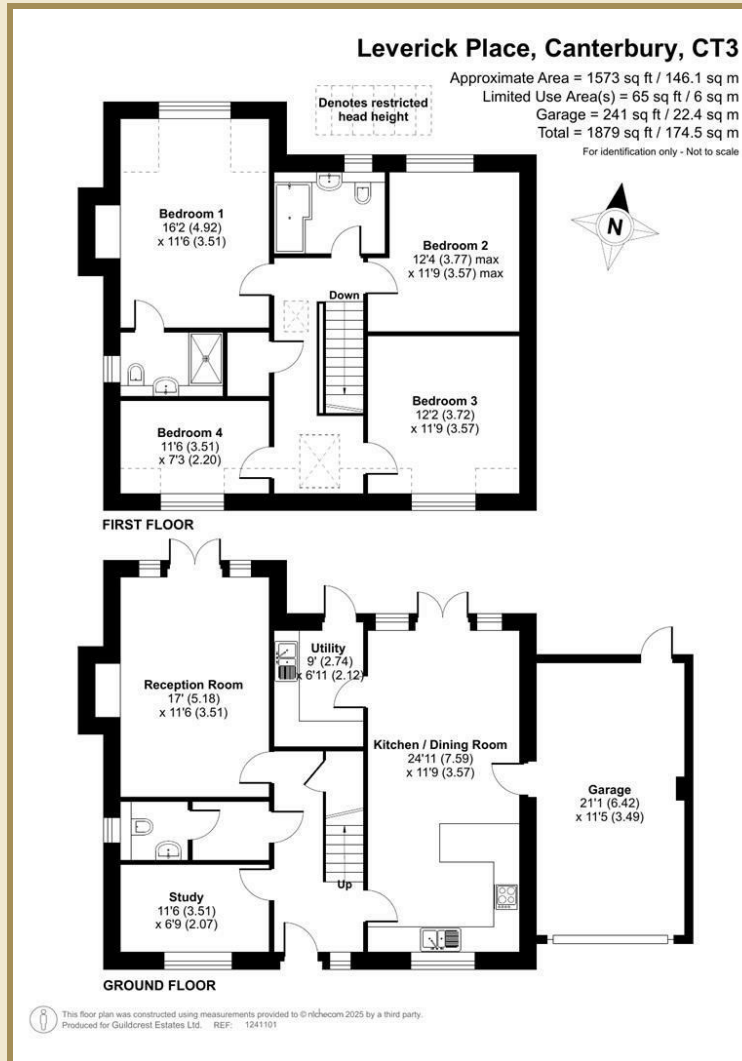
Key Features

- DETACHED NEW BUILD
- VILLAGE LOCATION
- LOUNGE WITH WOOD BURNER
- STUDY/PLAYROOM
- PRIMARY BEDROOM WITH EN SUITE
- FULLY TILED BATHROOM
- 4 BEDROOMS
- GARAGE
- DRIVEWAY FOR 2 VEHICLES
- SOLAR PANELS

Important Information

Freehold
House - Detached
1573.00 sq ft
Council Tax Band New Build
EPC Rating

£675,000



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	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 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.