



GUILDCREST ESTATES



Guilton, Ash, Canterbury CT3 2HL



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Guilton, Ash, Canterbury CT3
2HL

£430,000

Nestled in the charming Kentish village of Ash, near Canterbury, this delightful semi-detached house offers a wonderful opportunity for families seeking a spacious and inviting home. With three generously sized double bedrooms, this property is perfect for those who value comfort and space. The older style of the house adds character and warmth, making it a truly unique residence.

Upon entering, you will find a well-proportioned lounge/dining room that serves as a welcoming space for relaxation and entertaining. The layout is designed to accommodate family life, ensuring that everyone has their own space while still enjoying the open plan family areas. There is an ultra modern contemporary kitchen with a range of white high gloss units leading through to a Victorian style conservatory where you can sit and relax overlooking the garden. The modern bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the lovely private garden, which provides a serene outdoor retreat for both children and adults alike. It is an ideal setting for summer barbecues, gardening, or simply unwinding in the country air. Additionally, the driveway





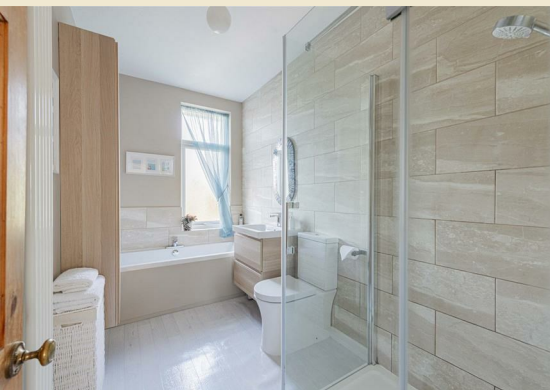
offers parking for one vehicle, adding to the convenience of this family home.

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 Primary schools, 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 Port of Dover and Eurotunnel are approx 30 minutes drive. Canterbury city centre is just 9 miles away.

In summary, this semi-detached house in Guilton is a fantastic family home that boasts ample living space, a lovely garden, and a prime location.

Mains Utilities
Council Tax C





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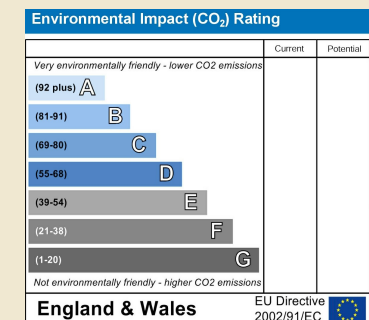
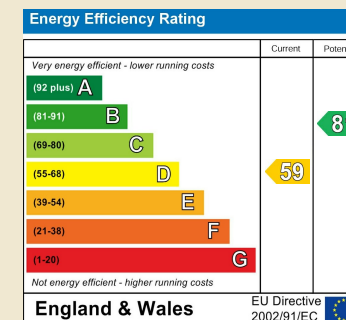
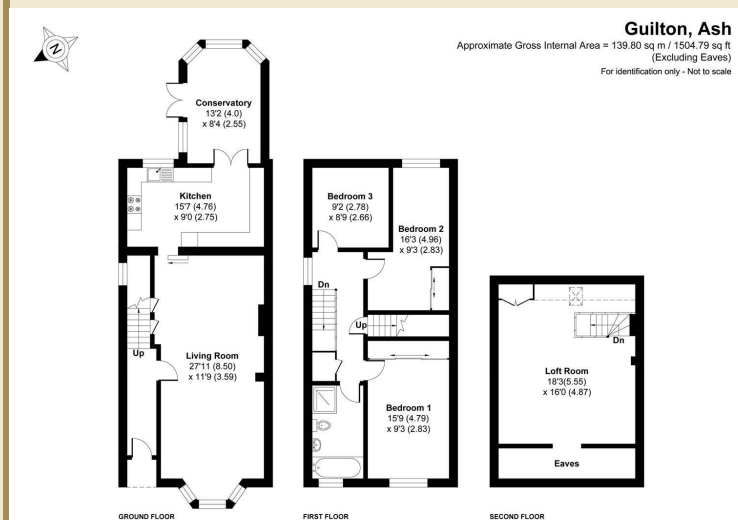
Key Features

- 3 bedrooms
- Large open plan Lounge/Dining room
- Conservatory
- Modern fitted kitchen
- Beautiful bathroom
- Nice size private rear garden
- Views over farmland to the rear
- Council tax band C

Important Information

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

£430,000



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