



GUILDCREST ESTATES



The Aspen, 31 Mill Field, Ash, Canterbury CT3 2BD



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## Mill Field, Ash, Canterbury CT3 2BD

**Asking price £755,000**

Welcome to The Aspen

This stunning detached 4 bedroom family home sits in a quiet, private cul-de-sac, set in the picturesque village of Ash. Each home has been carefully designed to encapsulate the stunning views of the Kent countryside with all the benefits of a brand new home whilst ensuring the countryside charm has been tastefully kept, with tile hung fascia and detailed flint walls, these characterful houses sit beautifully in their countryside surroundings.

As you enter this stunning home, you step into a light spacious entrance hall which leads to a generously sized lounge, a front facing study/playroom, cloakroom/WC and a spacious open plan kitchen/diner. The bespoke fitted kitchen comes with a peninsula, beautiful quartz worktops and integrated appliances, which includes a full height fridge and freezer, dishwasher, oven & gas hob and large sliding glass doors leading out the garden. The utility room has fitted cupboards, space for a washing machine & tumble dryer and further access into the garden.

Upstairs you will find 4 double bedrooms, the master has an en-suite and balcony with glass balustrade so you can enjoy the breathtaking views. The family bathroom finished to the



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### MILL FIELD - PHASE 2



PLOT 11	THE BIRCH
PLOT 12	THE OAK
PLOT 13	THE HAWTHORN
PLOT 14	THE ASPEN
PLOT 15	THE MAPLE
PLOT 16	THE HORNBEAM
PLOT 17	THE ROWAN
PLOT 18	THE WILLOW
PLOT 19	THE BLACKTHORN





highest standard, fully tiled with a bath and separate shower and heated towel rail.

PV roof panels, under flooring heating in all bathrooms, LVT and luxurious carpet throughout.

Outside is a double garage, large paved driveway, charging point, outside lighting and rear access to the garden. The rear garden is laid to lawn with a large patio area, outside tap and close board fencing with natural hedging.

To register your interest, arrange a viewing or for more information on this property call us today on 01843 272200.

Freehold

Council Tax Band - TBC

Mains Water, Sewer, Electricity, Gas with Gas

Central Heating

Fixed Wireless Broadband

Service Charge - TBC

1894 sq ft / 176 sq m





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## Key Features

- DETACHED NEW BUILD PROPERTY
- 4 LARGE BEDROOMS
- LARGE KITCHEN / DINER / UTILITY
- STUDY
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES
- LARGE GARDEN WITH PATIO AREA
- DOUBLE DRIVEWAY AND GARAGE
- QUARTZ WORKTOPS
- VILLAGE LOCATION

## Important Information

Freehold

House - Detached

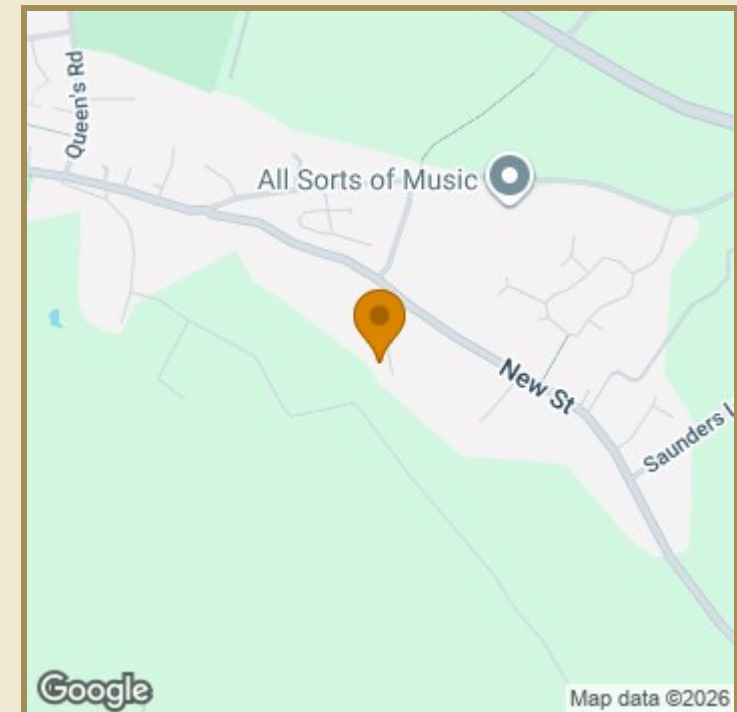
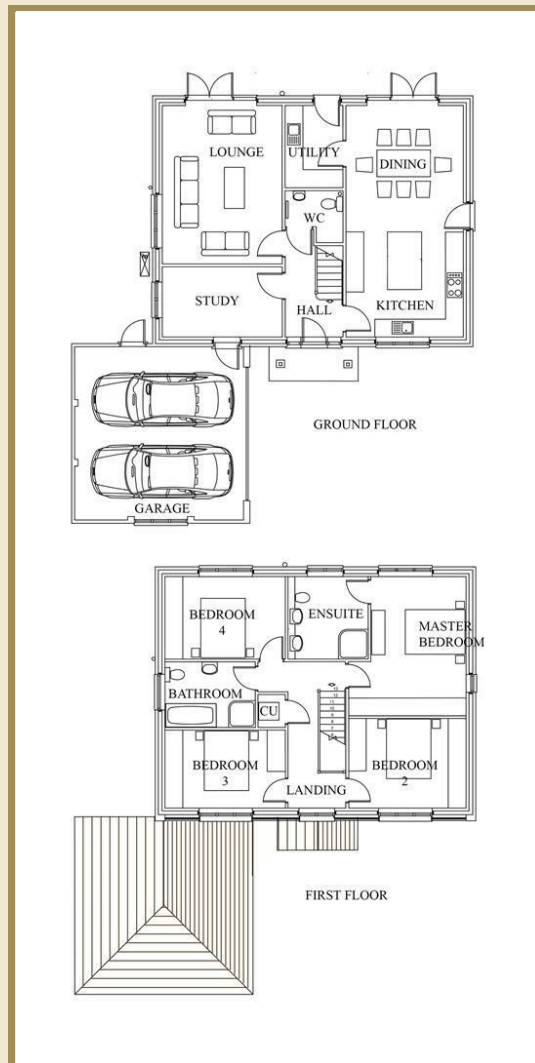
1894.00 sq ft / 176 sq m

Council Tax Band New Build

EPC Rating

Service Charge - TBC

£755,000



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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