



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



4



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GUILDCREST ESTATES

Mill Field, Ash, Canterbury CT3  
2BD

**Asking price £755,000**

Welcome to The Aspen

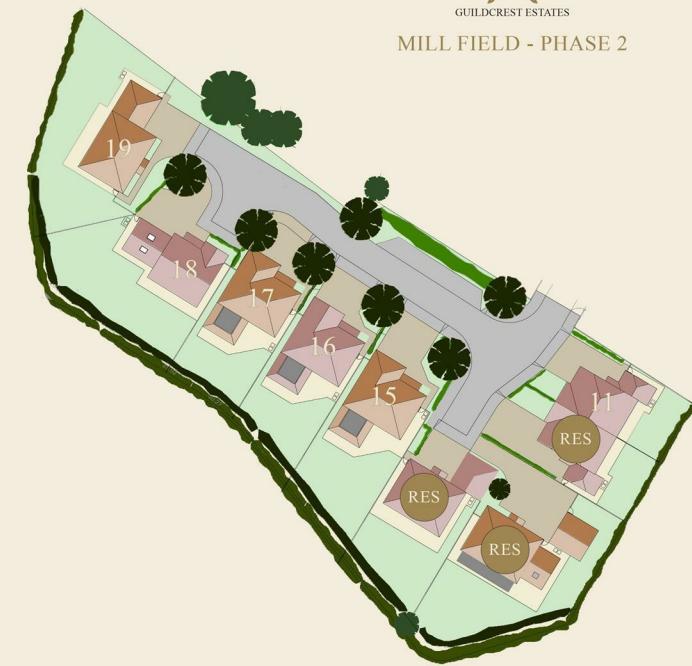
This stunning detached 4 bedroom family home sits in a quiet, private cul-de-sac, set in the picturesque village of Ash. Each home has been carefully designed to encapsulate the stunning views of the Kent countryside with all the benefits of a brand new home whilst ensuring the countryside charm has 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



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



**UNDER CONSTRUCTION**



GUILDCREST ESTATES

### 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

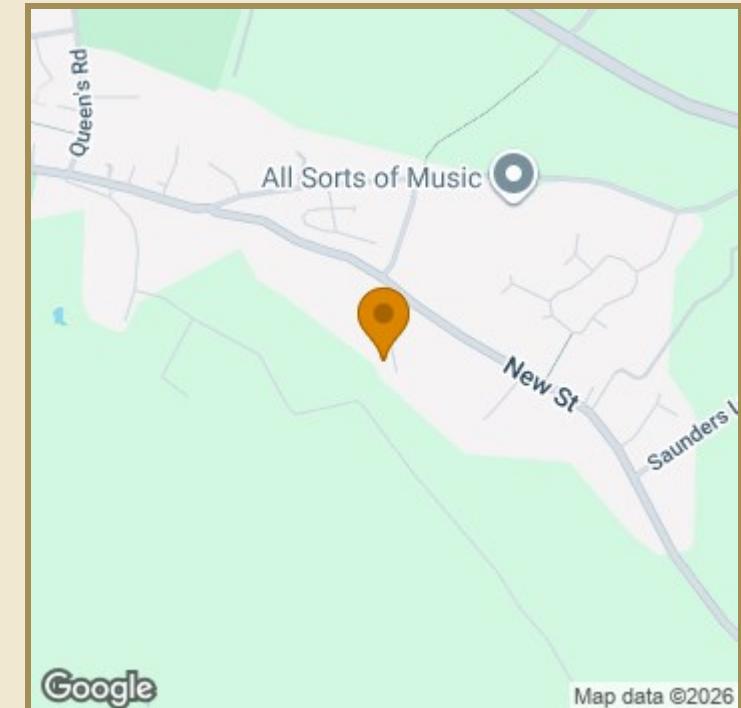
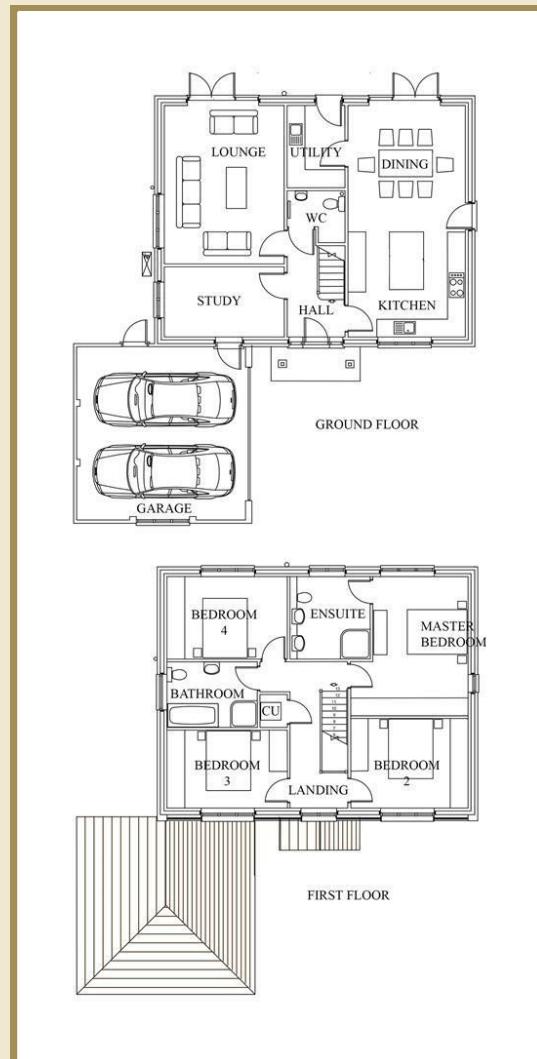
1894.00 sq ft / 176 sq m

Council Tax Band New Build

EPC Rating

Service Charge - TBC

£755,000



Google

#### 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

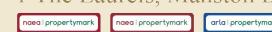
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.



01843 272200 [www.guldcrestestates.co.uk](http://www.guldcrestestates.co.uk)

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



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