GUILDCREST ESTATES

# 22 Sandwich Road, Ash, Canterbury CT3 2AF

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# Offers in excess of £600,000

BRAND NEW HOME - NO SERVICE CHARGE!

Looking for a 4 bedroom home in a beautiful countryside location, The Guilton 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. There's a front facing study/playroom, cloakroom/WC and a spacious open plan, bespoke kitchen/diner, with a peninsula, beautiful quartz worktops and integrated appliances, including a fridge, freezer, dishwasher, oven & hob, with patio doors leading out the garden. The Utility has fitted cupboards, space for a washing machine & tumble dryer along with access into the garden.

In the hall, cloakroom and the 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 and a luxurious, fully tiled family bathroom. The primary bedroom has a fully

tiled ensuite. Both bathrooms are fitted with modern, contemporary, bathroom suites and heated towel rails.

This home has a generous rear garden, laid to patio and turf with landscaped front and rear garden. Parking for 2 vehicles, an 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. With shops, restaurants, doctors and a pub.

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
PV Panels

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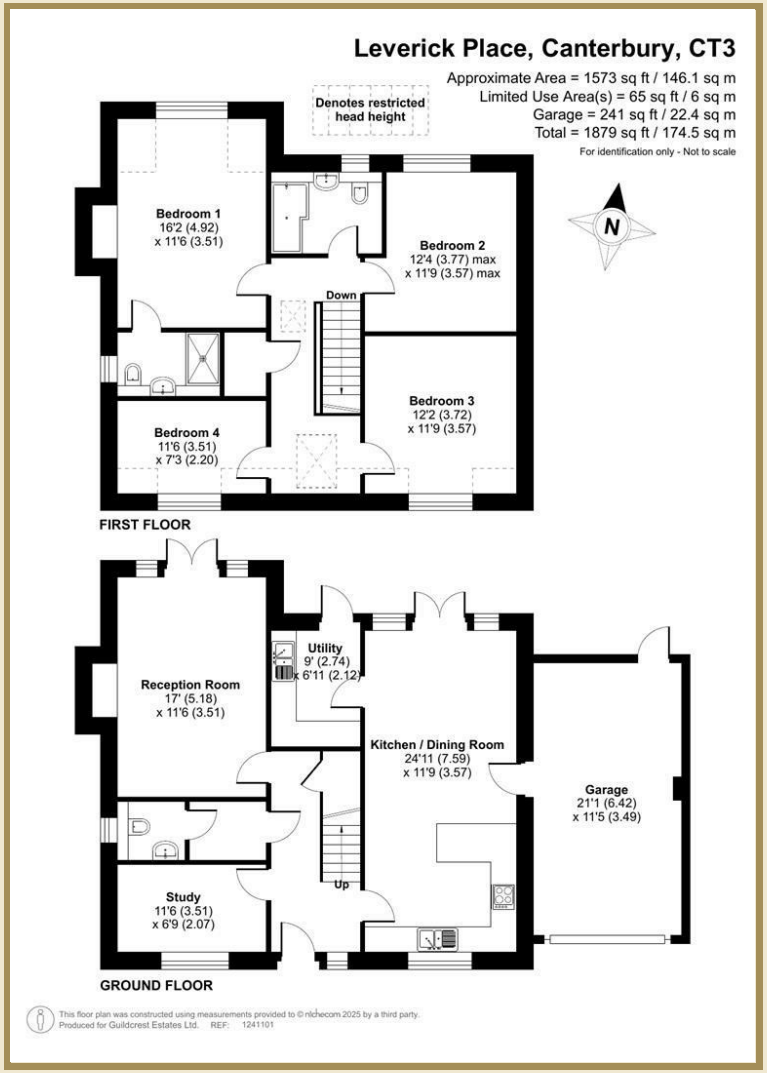
## *Key Features*

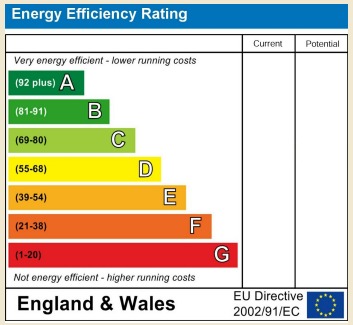
- DETACHED NEW BUILD
- 4 BEDROOMS
- LARGE KITCHEN / DINER AND UTILITY
- LOUNGE WITH WOOD BURNER
- STUDY/PLAYROOM
- MASTER BEDROOM WITH ENSUITE
- LARGE GARDEN WITH PATIO AREA
- SOLAR PANELS
- GARAGE & GATED DRIVEWAY
- VILLAGE LOCATION

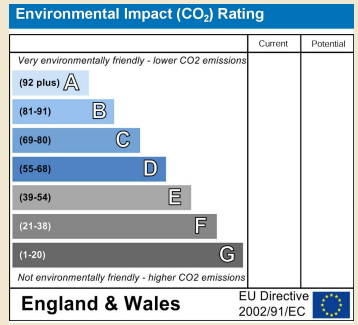
## *Important Information*

Freehold
House - Detached
1638.00 sq ft
Council Tax Band New Build
EPC Rating

£600,000







01227 696000 www.guildcrestestates.co.uk
24 Lower Bridge Street, Canterbury, Kent CT1 2LG



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