



GUILDCREST ESTATES



The Cavendish, 7 Rose Hill, Ash, Canterbury CT3 2HJ





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## Rose Hill, Ash, Canterbury CT3 2HJ

**£750,000**

This beautifully designed four-bedroom detached home occupies a generous plot and offers an ideal balance of traditional character and modern living. The elegant façade, with soft brick elevations, sash-style windows, and a distinctive arched entrance, creates a striking first impression, complemented by a private driveway and landscaped frontage.

Upon entering, you are welcomed into a bright central hallway that leads to a spacious lounge at the front of the property, to the rear, a large open-plan kitchen and day room forms the heart of the home, providing a light-filled and sociable space with views over the garden. The stylish bespoke fitted kitchen is thoughtfully designed which include a fridge/freezer, dishwasher, oven, microwave and induction hob. A separate utility adds everyday convenience, with sink and space for washing machine & tumble dryer. A cloakroom and large storage cupboard completes the ground floor.

Upstairs, the principal bedroom benefits from



its own en-suite, three further bedrooms provide flexible accommodation for family members and a traditional family bathroom serves the remaining rooms, with storage provided by a linen cupboard.

Externally, the property features a landscaped front garden, paved driveway, electric vehicle charging point, and outside lighting, with access to the rear garden, which is laid mainly to lawn with a patio area, outside tap, and enclosed with fencing and natural hedging.



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### Key Features

- NEW BUILD GEORGIAN STYLE PROPERTY
- 4 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES
- QUARTZ WORKTOP
- ROLL TOP BATH
- GARAGE & DRIVEWAY
- GARDEN LAID WITH PATIO AND TURF
- SITUATED ON CUL-DE-SAC
- CENTRAL VILLAGE LOCATION

### Important Information

Freehold  
 House - Detached  
 1977.00 sq ft  
 Council Tax Band  
 EPC Rating

£750,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



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