GUILDCREST ESTATES



The Hornbeam, 35 Mill Field, Ash, Canterbury CT3 2BD

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Mill Field, Ash, Canterbury CT3 2BD

Asking price £727,500

This wonderful 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 brick finish, these characterful houses sit beautifully in their countyside surroundings.

As you enter this impressive home, you step into a light spacious entrance hall which leads to a cloakroom/WC and a vast open plan kitchen/diner with a bright and spacious lounge with dual aspect views of the garden. The bespoke fitted kitchen comes with a peninsula, beautiful quartz worktops and integrated appliances, which includes a fridge/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 highest standard, fully tiled with a bath and separate shower and heated towel rail.

























Outside is a landscaped front garden, large paved driveway, double garage, 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.

The perfect location, with an abundance of local amenities. Good motorway links and train links from Sandwich.

Please note internal photo's are a guide only. Plot specifications may vary.

Freehold
Council Tax Band - TBC
Mains Water, Sewer, Electricity, Gas with Gas Central Heating
Fixed Wireless Broadband
Service Charge - £247.04 per annum
1894 sq ft / 176 sq ft

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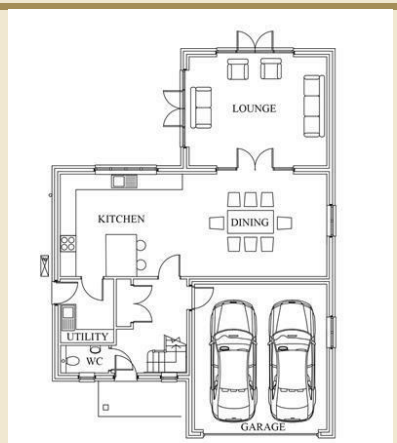
Key Features

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

Important Information

Freehold
House - Detached
1894.00 sq ft
Council Tax Band New Build
EPC Rating

£727,500

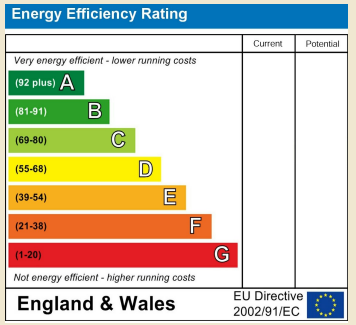


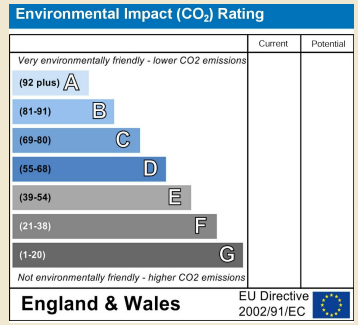
GROUND FLOOR



FIRST FLOOR







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