GUILDCREST ESTATES



74 New Street, Ash, Canterbury CT3 2BN

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CT3 2BN

Offers over £760,000

Boasting spacious accommodation, versatile living areas and a superb layout for modern family life, this impressive five-bedroom detached home on New Street, Ash, Canterbury, offers the perfect combination of comfort, style and practicality.

The welcoming entrance hall leads to a spacious living room, complete with a charming wood-burning stove, creating a cosy retreat for relaxing evenings. A separate office space, accessed from the living room, provides the perfect setting for working from home, studying or quiet use.

The heart of the home is the impressive open-plan kitchen, which flows seamlessly into a stunning orangery. This fantastic space provides the main hub of the property, with a dining area and comfortable seating space beneath a striking skylight, allowing natural light to fill the room. With views and access to the garden, it is the ideal setting for entertaining, family gatherings or simply enjoying everyday life.

The kitchen is complemented by a practical utility room and convenient downstairs cloakroom.

Upstairs, the property offers five well-proportioned bedrooms. Two bedrooms

























benefit from fitted wardrobes and en-suite bathrooms, while two further double bedrooms and a single room are served by a modern family bathroom.

The top floor provides versatile additional space, perfect for use as a guest bedroom, home office, lounge area or storage.

Outside, the property benefits from a generous driveway, integral garage and a spacious rear garden, providing excellent parking, storage and outdoor space for the whole family.

Combining flexible accommodation, stylish living spaces and a sought-after village location, this superb detached home is ideally positioned for enjoying village life while remaining within easy reach of Canterbury and the surrounding Kent countryside.

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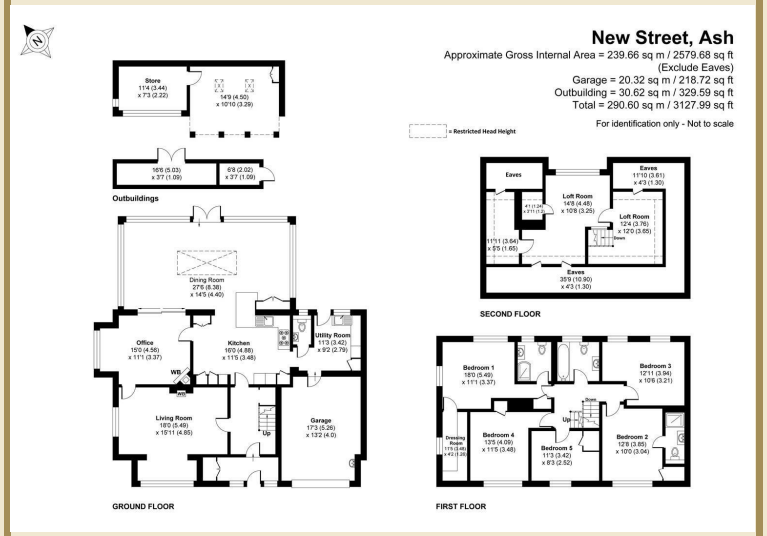
Key Features

- 5 spacious bedrooms
- Large driveway for multiple cars and integral garage
- Cosy living room with wood burner
- Orangery
- Beautiful large garden
- Utility room and downstairs toilet
- Top floor flexible space
- 3 bathrooms

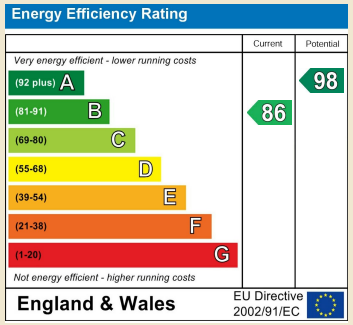
Important Information

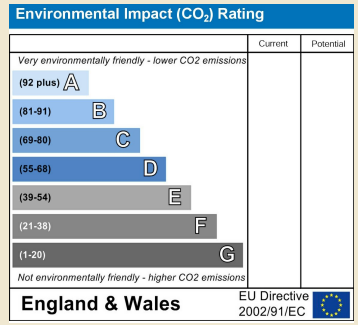
Freehold
House - Detached
2579.68 sq ft
Council Tax Band E
EPC Rating B

£760,000









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