



GUILDCREST ESTATES



The Maple, 33 Mill Field, Ash, Canterbury CT3 2BD





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## Mill Field, Ash, Canterbury CT3 2BD

**Asking price £775,000**

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 a brick and weatherboard finish, these characterful houses sit beautifully in their countryside 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.

Karndean flooring in the hall, kitchen/diner and WC and luxurious carpet throughout the rest of the home.

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.

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 m





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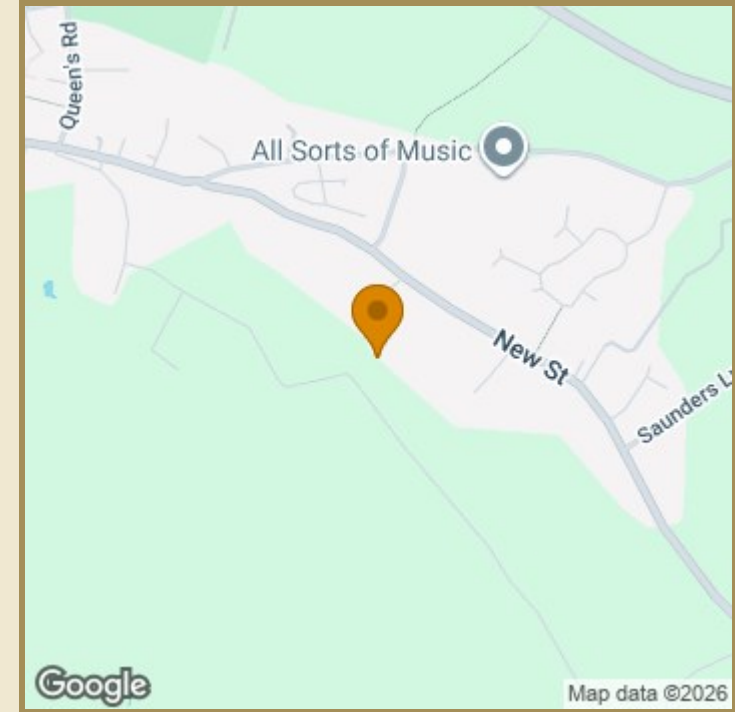
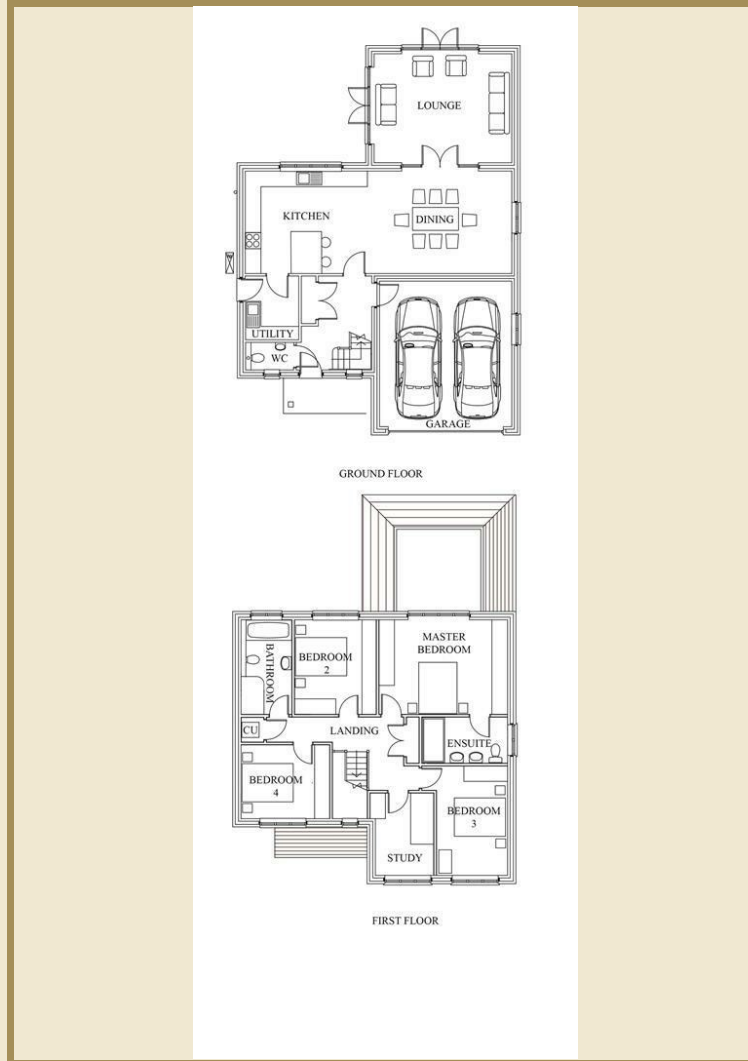
### Key Features

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

### Important Information

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

£775,000



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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