



GUILDCREST ESTATES



The Lansdowne, 4 Rose Hill, Ash, Canterbury CT3 2HJ





GUILDCREST ESTATES

Rose Hill, Ash, Canterbury CT3  
2HJ

**Asking price £795,000**

This impressive detached home combines classic architecture with spacious, practical layout, perfectly suited to modern family living with underfloor heating to the ground floor and an air source heat pump. The elegant brick façade is complemented by a symmetrical arrangement of windows and a central arched entrance, creating a strong sense of balance and kerb appeal. A generous driveway and attached double garage and offers ample parking. The soft landscaping to the front enhances the welcoming approach.

Inside, the central hallway leading to a well-proportioned lounge at the front. To the rear, a large open-plan kitchen/day room forms the heart of the home, with direct access to the garden. The bespoke fitted kitchen comes with beautiful quartz worktops and integrated appliances which include a fridge/freezer, dishwasher, oven and gas hob. A separate utility adds everyday convenience, with sink and space for washing machine & tumble dryer and access to the garage. The WC and coat storage complete the practical elements of the layout.

Upstairs, the home continues to deliver generous accommodation. The principal bedroom enjoys the benefit of a private ensuite. Three further bedrooms and a family bathroom serves the remaining rooms, and





central landing with linen storage ensures the home remains organised.

This home offers a perfect balance of style and space, with a layout designed to adapt to a range of lifestyles. From its striking exterior to its thoughtfully planned interior, it presents an ideal opportunity for contemporary family living in a beautifully designed home.





GUILDCREST ESTATES

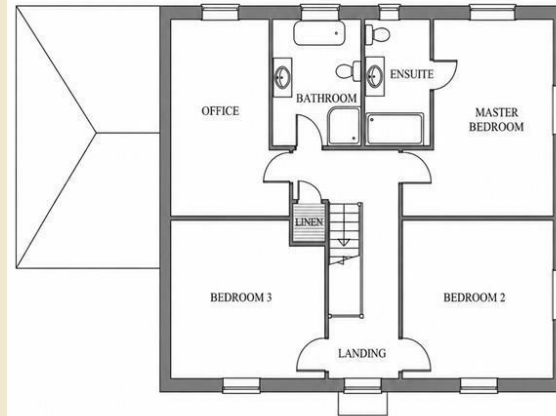
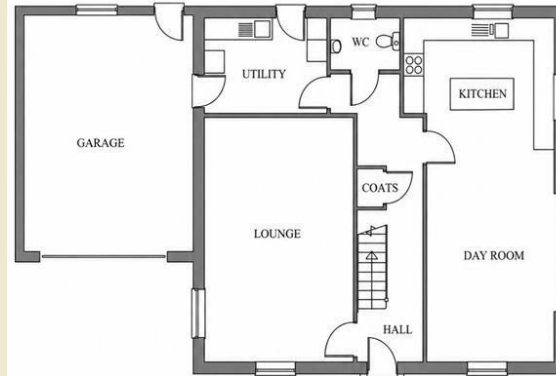
### Key Features

- NEW BUILD GEORGIAN STYLE PROPERTY
- 4 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- DOUBLE GARAGE AND LARGE DRIVEWAY
- QUARTZ WORKTOP
- ROLL TOP BATH
- INTEGRATED APPLIANCES
- GARDEN LAID TO PATIO AND TURF
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING TO THE GROUND FLOOR

### Important Information

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

£795,000



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		



01227 696000 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.