



GUILDCREST ESTATES



The Birch, 25 Mill Field, Ash, Canterbury CT3 2BD





GUILDCREST ESTATES

Mill Field, Ash, Canterbury CT3  
2BD

Asking price **£495,000**

This wonderful semi-detached, 3/4 bedroom family home sits in a quiet, private cul de sac in the picturesque village of Ash. Each home has been carefully designed with all the benefits of a brand new home, ensuring the countryside charm has been tastefully kept. With tile hung fascia, weatherboarding and detailed flint walls, these characterful houses sit beautifully in their countryside surroundings.

As you enter this lovely home, you step into the light entrance hall which leads to a generously sized lounge with sliding doors which lead into the garden, a cloakroom/WC and a large, spacious open plan kitchen/diner. The bespoke fitted kitchen comes with beautiful quartz worktops and integrated appliances which include a fridge/freezer, dishwasher, oven, gas hob and washer dryer.

Upstairs you will find 3 double bedrooms, the master bedroom with an fully tiled en suite, a fully tiled family bathroom and a further room that would be an ideal office, dressing room or fourth bedroom.

With Karndean flooring in the hall, kitchen/diner and WC, there is luxurious carpet thought the rest of the home.

Outside is the landscaped front garden, paved





driveway, 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.

A short distance from the historic town of Sandwich and Cathedral City of Canterbury, this quaint village is in a perfect location with an abundance of local amenities. Shops, doctors, a pub and restaurants. Sandwich train station is 4 miles away, a direct link to Charing Cross. Good motorway links too.

To register your interest, arrange a viewing or for more information on this property call us today on 01843 272200.

- Freehold
- Council Tax Band - TBC
- Mains Water, Sewer, Electricity, Gas with Gas Central Heating
- Fixed Wireless Broadband
- Service Charge - £247.04 per annum
- 1533 sq ft / 142 sq m





GUILDCREST ESTATES

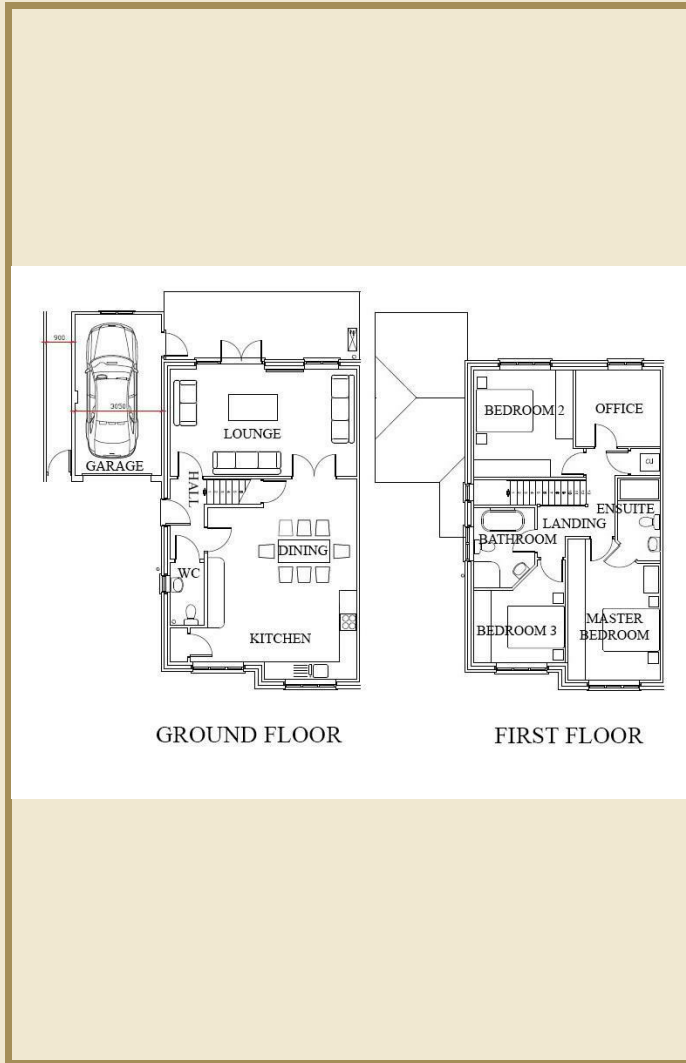
### Key Features

- SEMI-DETACHED NEW BUILD PROPERTY
- 3 LARGE BEDROOMS
- LARGE KITCHEN / DINER
- MASTER BEDROOM WITH EN-SUITE
- OFFICE ROOM
- VILLAGE LOCATION
- INTEGRATED APPLIANCES
- LARGE GARDEN WITH PATIO AREA
- 2 CAR DRIVEWAY
- QUARTZ WORKTOPS

### Important Information

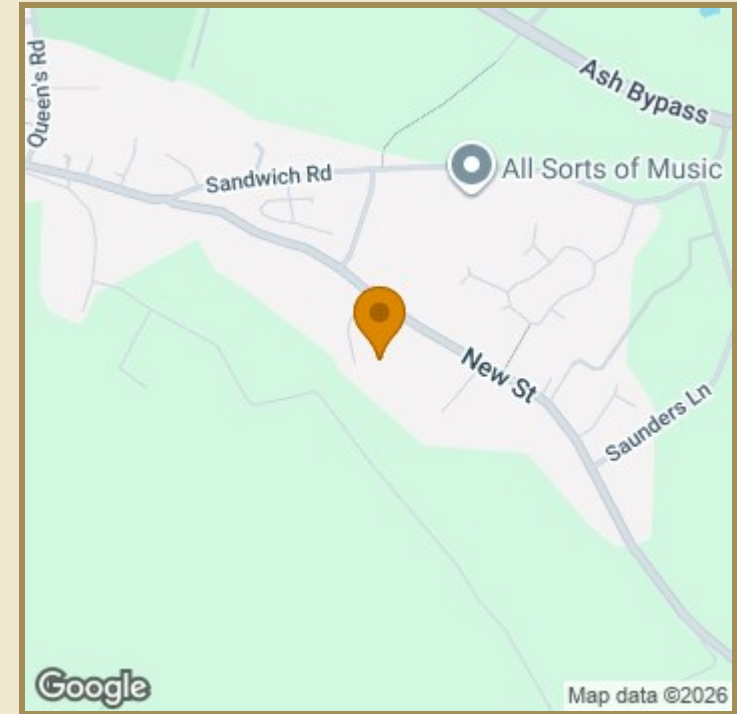
Freehold  
 House - Semi-Detached  
 1533.00 sq ft / 142 sq m  
 Council Tax Band New Build  
 EPC Rating  
 Service Charge - TBC

£495,000



GROUND FLOOR

FIRST FLOOR



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.