



GUILDCREST ESTATES



The Willow, 39 Mill Field, Ash, Canterbury CT3 2BD





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Mill Field, Ash, Canterbury CT3 2BD

Asking price £795,000

This stunning 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 brick, weatherboarding and detailed flint walls, these characterful houses sit beautifully in their countryside surroundings.

As you enter this stunning home, you step into a light spacious entrance hall which leads to a generous sized lounge, cloakroom/WC and a spacious open plan kitchen/diner with doors leading out to 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. The utility room has fitted cupboards, space for a washing machine & tumble dryer, with further access into the garden.

Upstairs you will find 4 double bedrooms, the master has an en suite and views of the breath taking views. The family bathroom finished to the highest standard, fully tiled with a bath and separate shower and heated towel rail. There is a further large versatile room that would be an ideal office, hobby room or 5th





bedroom.

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

Outside is a double garage, paved driveway, 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.

*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





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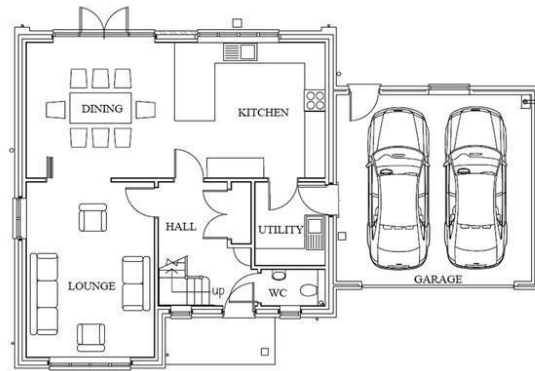
Key Features

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

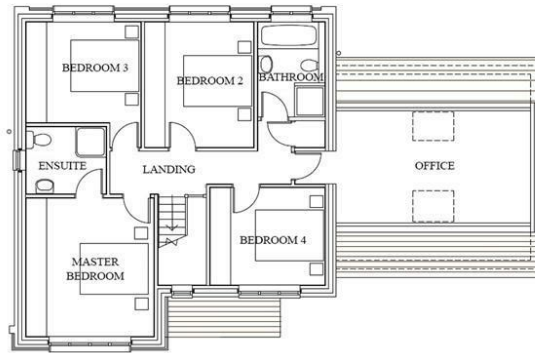
Important Information

Freehold
 House - Detached
 1819.00 sq ft
 Council Tax Band New Build
 EPC Rating

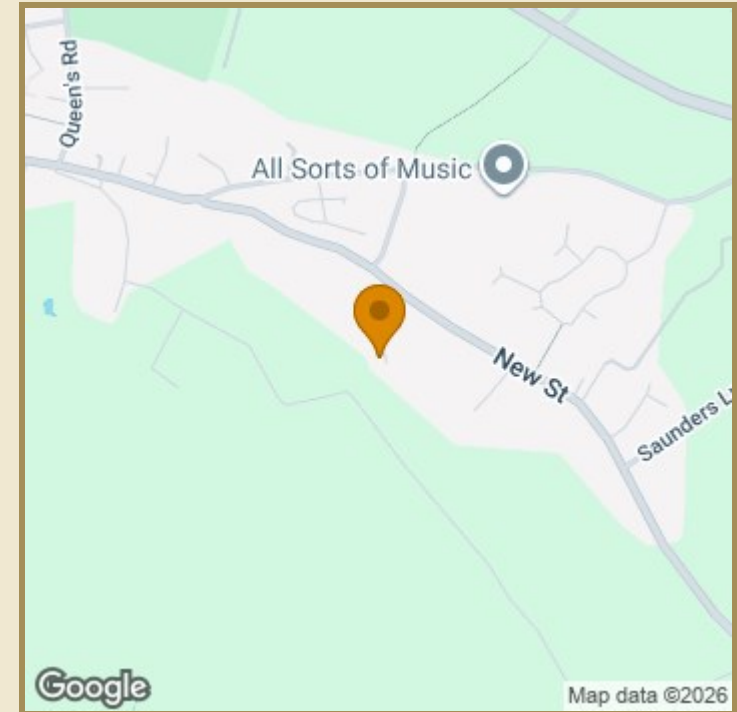
£795,000



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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