



GUILDCREST ESTATES



The Blackthorn, 41 Mill Field, Ash, C CT3 2BD





GUILDCREST ESTATES

Mill Field, Ash, C CT3 2BD

Asking price £795,000

This impressive detached 4 bedroom family home sits at the end of a quiet and 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 tile hung fascia and detailed flint walls, these characterful houses sit beautifully in their countryside surroundings.

As you enter this marvelous home, you step into a light spacious entrance hall which leads to a generous sized lounge, a front facing study/playroom, cloakroom/WC and a sizeable 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.



- PLOT 11 THE BIRCH
- PLOT 12 THE OAK
- PLOT 13 THE HAWTHORN
- PLOT 14 THE ASPEN
- PLOT 15 THE MAPLE
- PLOT 16 THE HORNBEAM
- PLOT 17 THE ROWAN
- PLOT 18 THE WILLOW
- PLOT 19 THE BLACKTHORN





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

Outside is landscaped front garden, paved driveway, double garage, charging point, outside lighting and rear access to the garden. The large, wrap around, 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.

*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

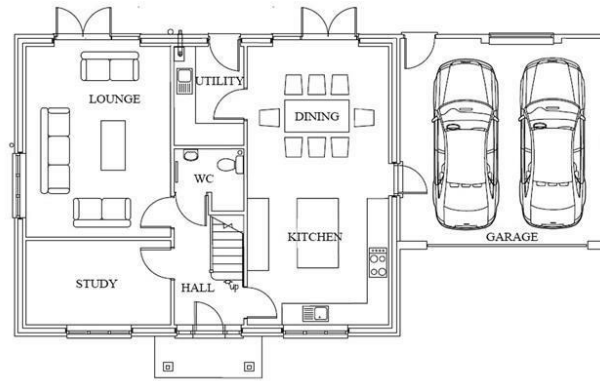




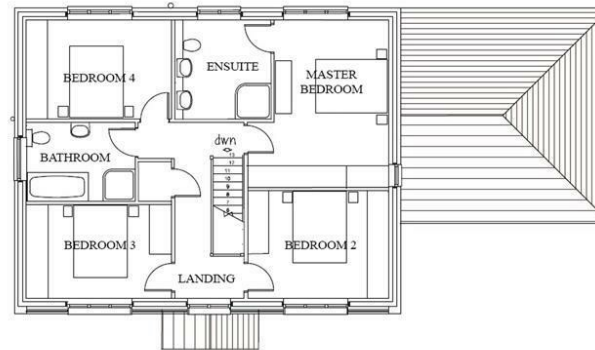
GUILDCREST ESTATES

Key Features

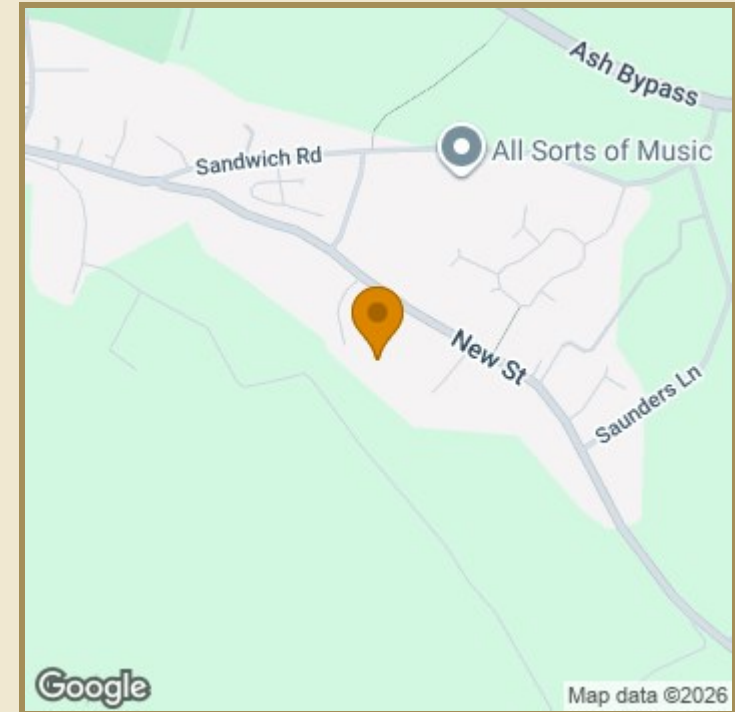
- DETACHED NEW BUILD PROPERTY
- 4 LARGE BEDROOMS
- LARGE KITCHEN / DINER / UTILITY
- STUDY
- DOUBLE GARAGE AND DRIVEWAY
- INTEGRATED APPLIANCES
- LARGE GARDEN WITH PATIO AREA
- VILLAGE LOCATION
- MASTER BEDROOM WITH EN-SUITE
- QUARTZ WORKTOPS



GROUND FLOOR



FIRST FLOOR



Important Information

Freehold
House - Detached
1776.00 sq ft
Council Tax Band New Build
EPC Rating

£795,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) 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		



01227 696000 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.