



GUILDCREST ESTATES



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





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## Mill Field, Ash, Canterbury 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.



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MILL FIELD - PHASE 2



- 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

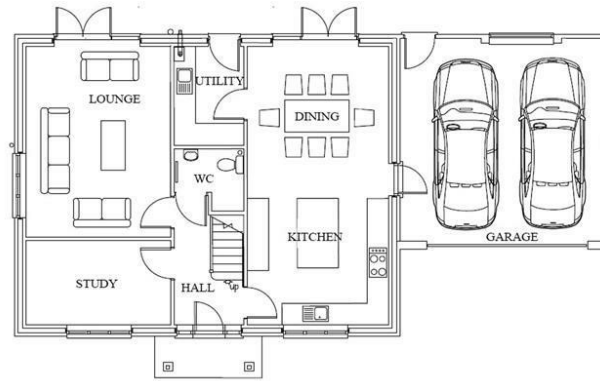




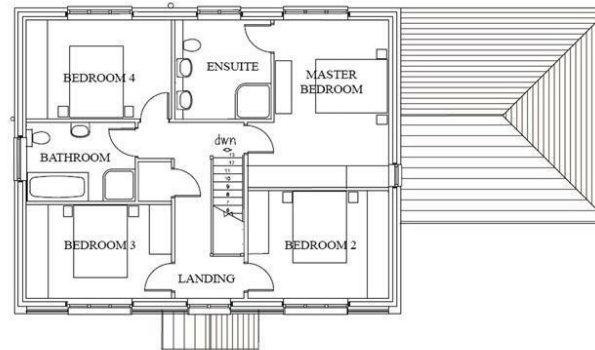
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### Key Features

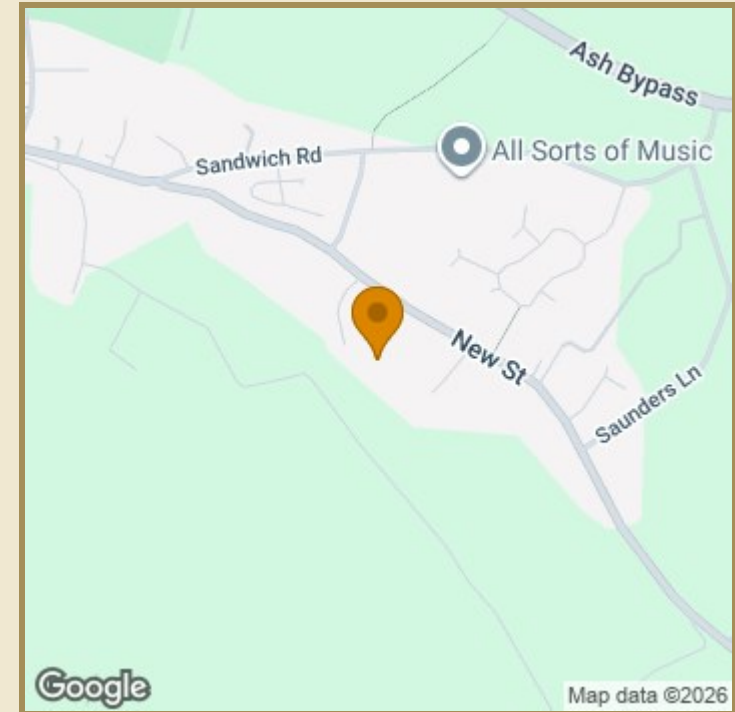
- DETACHED NEW BUILD PROPERTY
- 4 LARGE BEDROOMS
- LARGE KITCHEN / DINER / UTILITY
- STUDY
- DOUBLE GARAGE AND DRIVEWAY
- INTEGRATED APPLIANCES
- LARGE GARDEN WITH PATIO AREA
- VILLAGE LOCATION
- MASTER BEDROOM WITH EN-SUITE
- QUARTZ WORKTOPS



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) <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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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