GUILDCREST ESTATES



22 Sandwich Road, Ash, Canterbury CT3 2AF

4 2 2

GUILDCREST ESTATES

Sandwich Road, Ash, Canterbury CT3 2AF

Offers in excess of £600,000

STAMP DUTY PAID FOR OCTOBER 2026

BRAND NEW HOME - NO SERVICE CHARGE!

Looking for a 4 bedroom home in a beautiful countryside location, The Guilton has everything you could wish for.

As you enter this stunning home, you step into a light spacious entrance hall which leads to a generously sized lounge with wood burning stove & patio doors overlooking the garden. There's a front facing study/playroom, cloakroom/WC and a spacious open plan, bespoke kitchen/diner, with a peninsula, beautiful quartz worktops and integrated appliances, including a fridge, freezer, dishwasher, oven & hob, with patio doors leading out the garden. The Utility has fitted cupboards, space for a washing machine & tumble dryer along with access into the garden.

In the hall, cloakroom and the kitchen/diner you will find LVT Moduleo flooring with luxury fitted carpets throughout the rest of the home.

On the first floor, you will find 4 double bedrooms and a luxurious, fully tiled family bathroom. The primary bedroom has a fully

























tiled ensuite. Both bathrooms are fitted with modern, contemporary, bathroom suites and heated towel rails.

This home has a generous rear garden, laid to patio and turf with landscaped front and rear garden. Parking for 2 vehicles, an integrated garage with light and power, electric car charging point, and solar panels.

*T&Cs apply. Stamp Duty Paid offer available on selected plots only and on full asking price purchases reserved between 1st and 31st October 2026. Exchange of contracts must take place within 6 weeks of reservation. Offer cannot be used in conjunction with any other offer, incentive, discount or promotion. Subject to contract and availability. The developer Guildcrest Homes reserves the right to amend or withdraw the offer at any time.

Freehold
Mains, electricity, gas, sewer, water and has gas central heating
PV Panels

GUILDCREST ESTATES

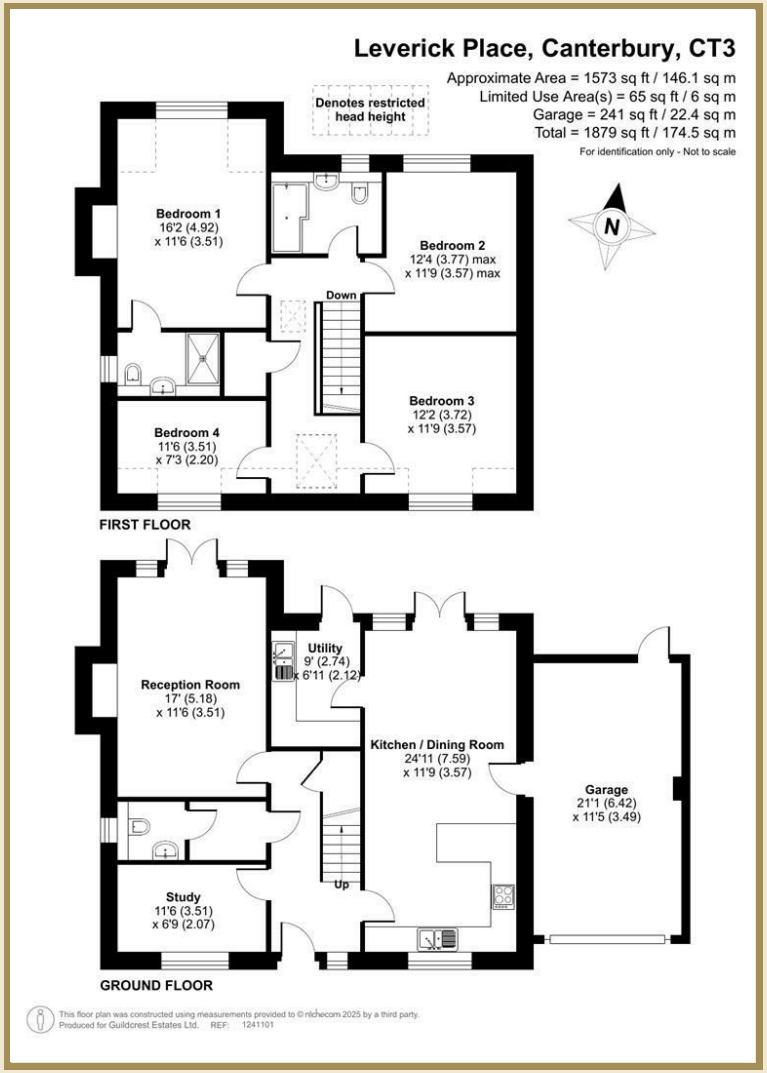
Key Features

- DETACHED NEW BUILD
- 4 BEDROOMS
- LARGE KITCHEN / DINER AND UTILITY
- LOUNGE WITH WOOD BURNER
- STUDY/PLAYROOM
- MASTER BEDROOM WITH ENSUITE
- LARGE GARDEN WITH PATIO AREA
- SOLAR PANELS
- GARAGE & GATED DRIVEWAY
- VILLAGE LOCATION

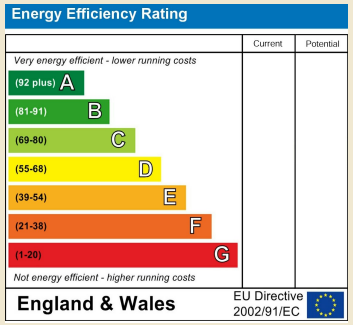
Important Information

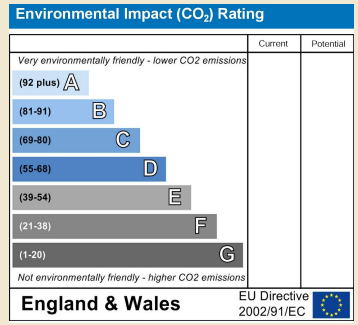
Freehold
House - Detached
1638.00 sq ft
Council Tax Band New Build
EPC Rating

£600,000









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 firms employment has the authority to make or give any representation or warranty in respect of the property.