



GUILDCREST ESTATES



The Cavendish, 7 Rose Hill, Ash, Canterbury CT3 2FA



Rose Hill, Ash, Canterbury CT3 2FA

£727,500

This beautifully designed grand four-bedroom detached home occupies a generous plot and over 1900sqft of living space whilst offering an ideal balance of traditional character and modern living. The elegant façade, with soft brick elevations, sash-style windows, and a distinctive arched entrance, creates a striking first impression, complemented by a private driveway and landscaped frontage.

Upon entering, you are welcomed into a bright central hallway with desirable herringbone flooring that leads to a spacious formal lounge, a large open-plan kitchen and day room forms the heart of the home, providing a light-filled and sociable space with views over the garden. The stylish bespoke fitted Roma kitchen is thoughtfully designed which include quartz worktops, shaker style cabinetry, butler sink, neff appliances including fridge/freezer, dishwasher, oven, microwave and induction hob. A separate utility adds everyday convenience, with a further sink and space for washing machine & tumble dryer. A cloakroom and large storage cupboard completes the ground floor.

Upstairs, the principal bedroom benefits from its own en-suite, three further bedrooms provide flexible accommodation for family members and a traditional family bathroom serves the

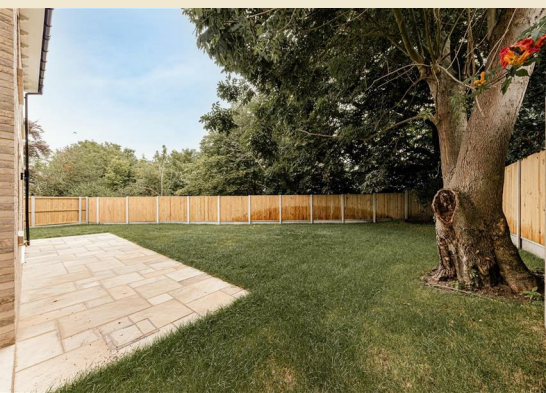




remaining rooms, with storage provided by a linen cupboard.

Externally, the property features a landscaped front garden, paved driveway, electric vehicle charging point, and outside lighting, with access to the rear garden, which is laid mainly to lawn with a patio area, outside tap, and enclosed with fencing and natural hedging.

CGI used for illustrative purposes only.
Service Charge - TBC





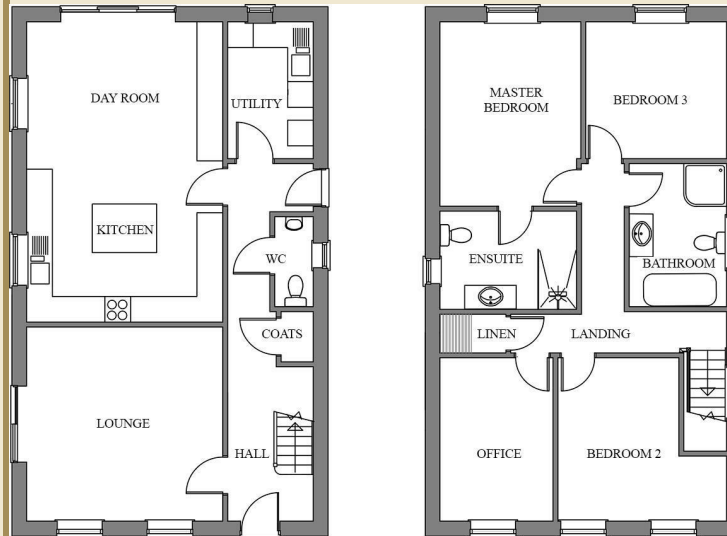
GUILDCREST ESTATES

Key Features

- NEW BUILD GEORGIAN STYLE PROPERTY
- 4 LARGE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- INTEGRATED APPLIANCES & QUARTZ WORKTOP
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING TO GROUND FLOOR
- DRIVEWAY
- GARDEN LAID WITH PATIO AND TURF
- ROLL TOP BATH
- SITUATED ON GUL DE SAC

Freehold
House - Detached
1977.00 sq ft
Council Tax Band New Build
EPC Rating

£727,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
(92 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.