



GUILDCREST ESTATES



The Belgrave, 1 Rose Hill, Ash, Canterbury CT3 2HJ



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Rose Hill, Ash, Canterbury CT3 2HJ

£750,000

Set within an exclusive cul-de-sac in the charming village of Ash, this beautifully designed four-bedroom detached home enjoys a generous plot. The elegant façade, with its soft brick elevations and classic sash-style windows, creates an immediate sense of symmetry and timeless appeal. Inside, the home has been thoughtfully planned to offer modern, energy-efficient living while retaining traditional character, benefiting from underfloor heating throughout the ground floor and an air source heat pump for efficient, environmentally friendly heating.

As you enter this lovely home, you step into a bright entrance hall which leads to a generously sized lounge to the front of the property, a cloakroom/WC, and a spacious open-plan kitchen/diner. The bespoke fitted kitchen comes with beautiful quartz worktops and integrated appliances, including a fridge/freezer, dishwasher, oven, microwave and induction hob. This home also has the added benefit of a fully fitted utility room, complete with a sink and space for a washing machine and tumble dryer.

Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a stylish family bathroom, both designed to complement the





home's traditional character.

Outside, the property features a landscaped front garden, a paved driveway, an electric vehicle charging point, outside lighting and rear access to the garden. The rear garden is laid to lawn with a patio area, an outside tap, and is enclosed by close-board fencing with natural hedging, providing an ideal space for outdoor entertaining and family enjoyment.

CGI used for illustrative purposes only.
Service Charge - TBC



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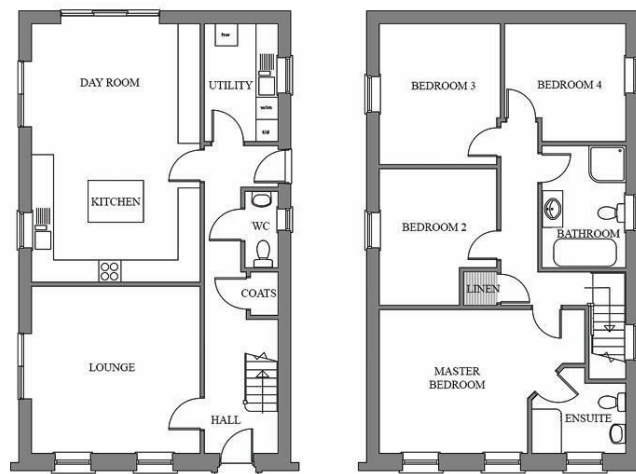
Key Features

- 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

Important Information

Freehold
House - Detached
1533.00 sq ft
Council Tax Band New Build
EPC Rating

£750,000

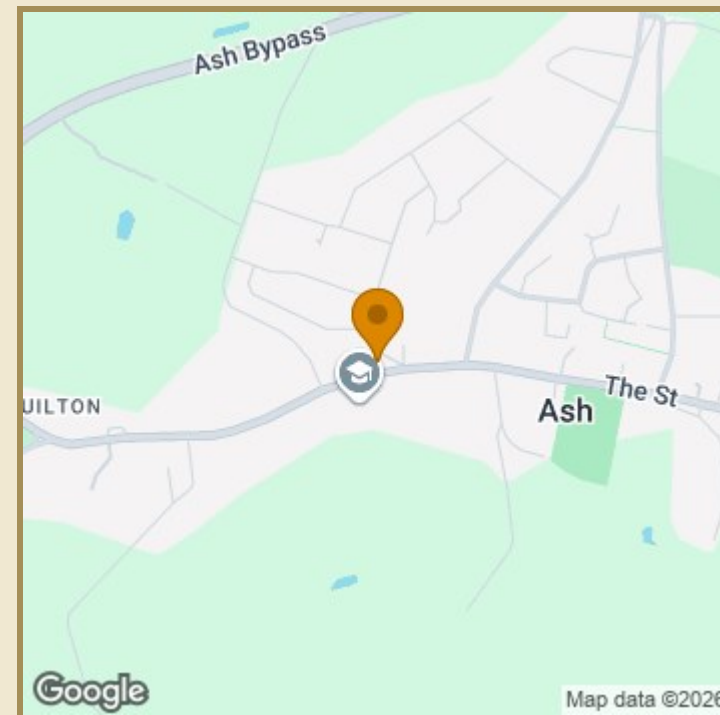


GROUND FLOOR

Lounge	4.6m x 4.6m	15' x 15'
Kitchen/Day Room	7.1m x 4.6m	23' x 15'
Utility	3.8m x 2.1m	12' x 7'
WC	2.1m x 1.0m	7' x 3'

FIRST FLOOR

Master Bedroom	4.0m x 5.6m	13' x 18'
En Suite	3.0m x 2.6m	10' x 9'
Bedroom 2	3.7m x 3.2m	12' x 11'
Bedroom 3	3.9m x 3.3m	13' x 11'
Bedroom 4	3.2m x 3.3m	11' x 11'
Bathroom	3.3m x 2.3m	11' x 8'



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



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