GUILDCREST ESTATES



27 Butterfield Way, Ash, Canterbury CT3 2EL

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CT3 2EL

Offers in the region of £525,000

Offering an abundance of space, style and natural light, this beautifully maintained four-bedroom detached home on Butterfield Way is an ideal choice for families looking to settle in the ever-popular village of Ash.

The welcoming entrance hall leads through to a spacious living room, where a striking feature wall and contemporary electric fireplace create a warm and inviting space to relax. A separate home office provides the ideal setting for remote working, studying or a playroom, offering flexibility to suit a range of lifestyles.

At the heart of the home is the impressive open-plan kitchen, dining and family room. Beautifully fitted with integrated appliances, a breakfast bar and stylish lighting, this bright and sociable space has been designed with modern family living in mind. Bi-fold doors open onto the rear garden, creating a seamless connection between indoor and outdoor living, perfect for entertaining or enjoying the warmer months.

The ground floor is completed by a spacious cloakroom with the added benefit of a utility area.

Upstairs, there are four well-proportioned bedrooms, three of which are generous

























doubles. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the private rear garden enjoys a peaceful, unoverlooked aspect, providing an ideal space to relax or entertain. The property also benefits from a driveway and garage, offering ample off-road parking and additional storage.

Located in the sought-after village of Ash, the property is within easy reach of local amenities, well-regarded schools and excellent transport links to Canterbury, Sandwich and the Kent coastline. Combining generous accommodation, stylish finishes and a superb location, this exceptional home is ready to move straight into and is not to be missed.

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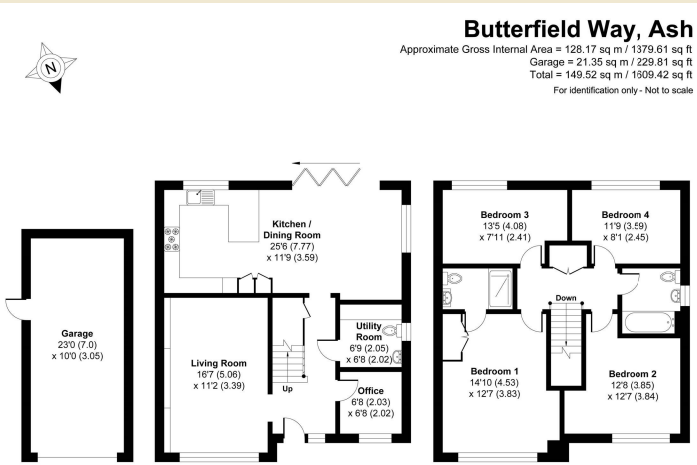
Key Features

- Spacious living room with feature wall
- Separate office on ground floor
- Open-plan kitchen diner with bifold doors
- Garden perfect for BBQs
- Built-in kitchen appliances
- Large downstairs cloakroom/utility room
- Master bedroom with en-suite and wardrobe
- Driveway and garage

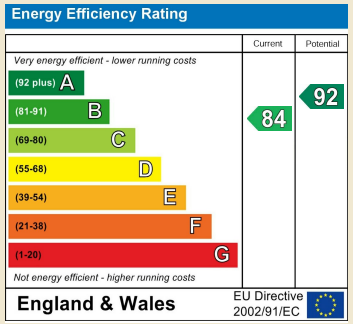
Important Information

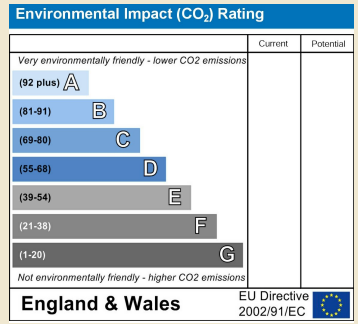
Freehold
House - Detached
1609.42 sq ft
Council Tax Band E
EPC Rating B

£525,000









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