



The Rowan Mill Field, Ash, Canterbury CT3 2BD





GUILDCREST ESTATES

Mill Field, Ash, Canterbury CT3  
2BD

**Asking price £775,000**

This stunning detached 4 bedroom family home, in a quiet cul de sac, sits in the picturesque village of Ash. Meticulously designed, to encapsulate the stunning views of the Kent countryside, with the addition of a private balcony. This is a characterful property has all the benefits of a brand new home, blending beautifully to it's countryside surroundings.

As you enter this impressive home, you step into a light spacious entrance hall which leads to a cloakroom/WC, a large open plan kitchen/diner and a bright and spacious lounge with dual aspect views of the garden. The bespoke fitted kitchen comes with a peninsula, beautiful quartz worktops and integrated appliances, which includes a full height fridge, full height freezer, dishwasher, oven and gas hob with large sliding doors leading out the garden. The utility room has fitted cupboards, space for a washing machine, tumble dryer and further access into the garden.

Upstairs you will find 4 double bedrooms, the master with a beautiful, fully tiled en suite. Sliding doors lead out to the balcony, with glass balustrade, perfect for enjoying the breathtaking views. The family bathroom finished to the highest standard, fully tiled with a bath, bidet, separate shower and heated



**UNDER CONSTRUCTION**





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towel rail.

Karndean flooring in the hall, kitchen/diner and WC and luxurious carpet throughout the rest of the home.

Outside is a landscaped front garden, large paved driveway, double garage, charging point, outdoor lighting and rear access to the garden. The rear garden is laid to lawn with a large patio area, outside tap and close board fencing with natural hedging.

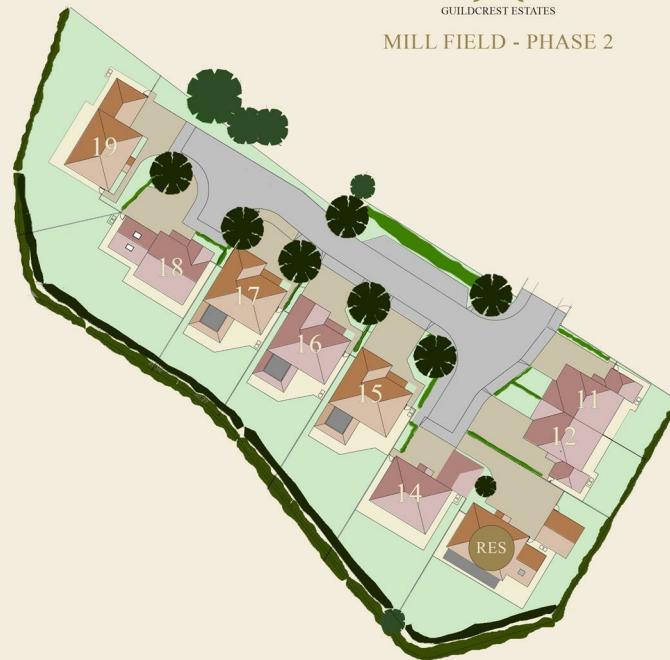
The perfect location, with an abundance of local amenities. Good motorway links and train links from Sandwich.

To register your interest, arrange a viewing or for more information on this property call us today on 01843 272200.

**Freehold**  
Council Tax Band - TBC  
Mains Water, Sewer, Electricity, Gas with Gas Central Heating  
Fixed Wireless Broadband  
Service Charge TBC



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



GUILDCREST ESTATES

### Key Features

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

### Important Information

Freehold

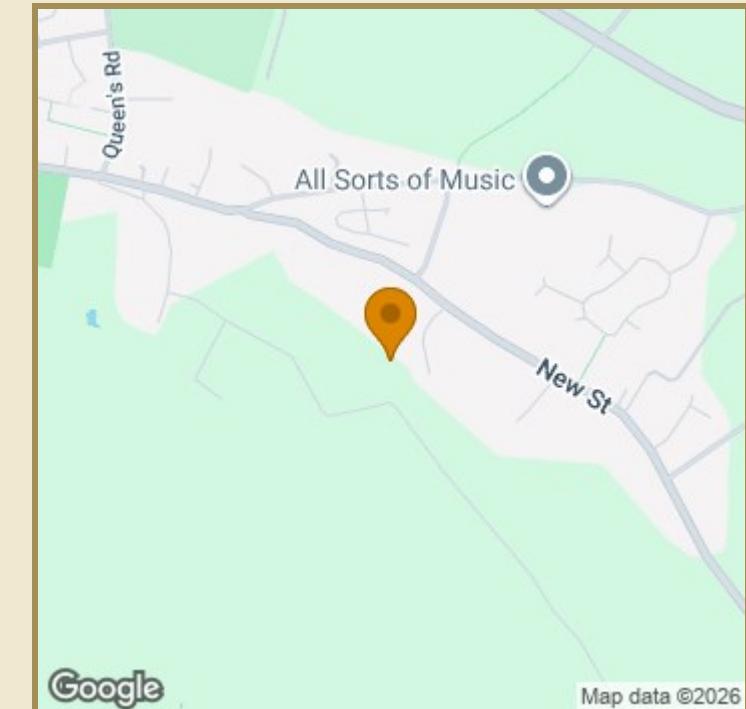
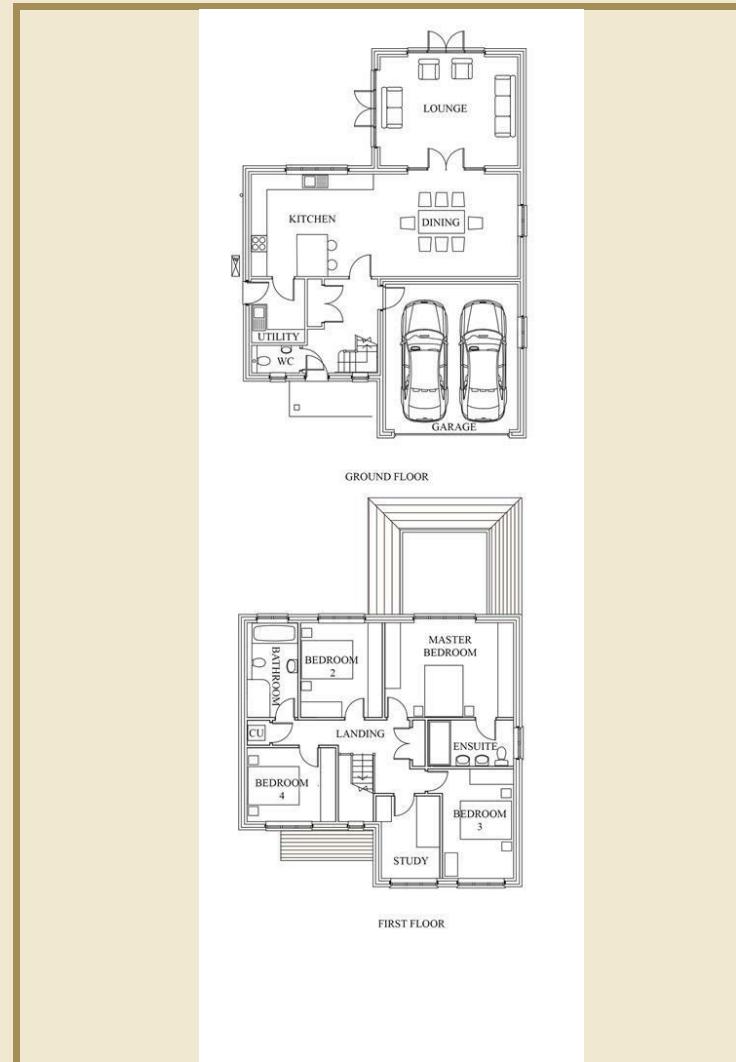
House - Detached

1894.00 sq ft

Council Tax Band New Build

EPC Rating

£775,000



Google

#### 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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

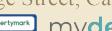
England & Wales EU Directive 2002/91/EC

**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.



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