GUILDCREST ESTATES



22 Sandwich Road, Ash, Canterbury CT3 2AF

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Asking price £595,500

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.

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

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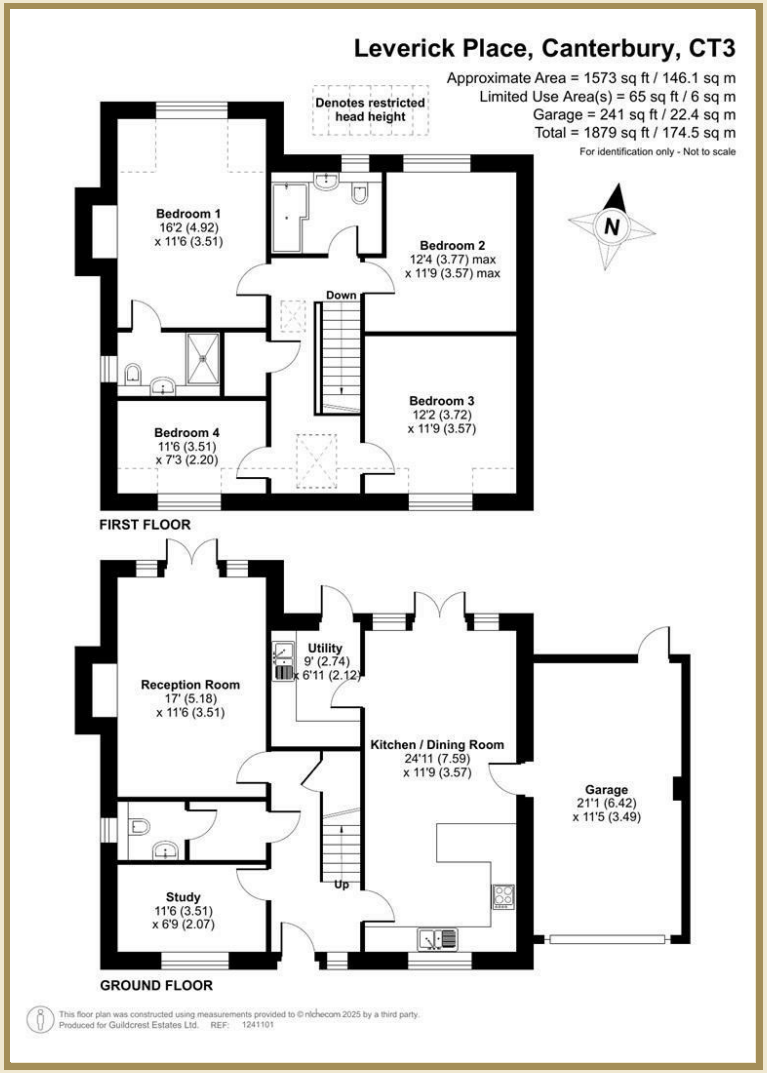
Key Features

- 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

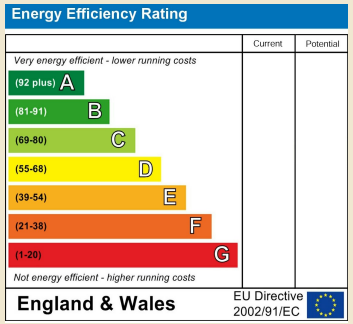
Important Information

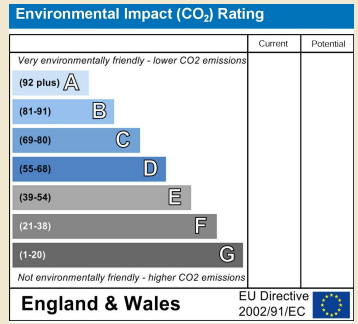
Freehold
House - Detached
1638.00 sq ft
Council Tax Band New Build
EPC Rating

£595,500









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