



GUILDCREST ESTATES



Plot 3 Leverick Place, Ash, Canterbury CT3 2DF



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**Leverick Place, Ash, Canterbury
CT3 2DF**

Offers in excess of £395,000

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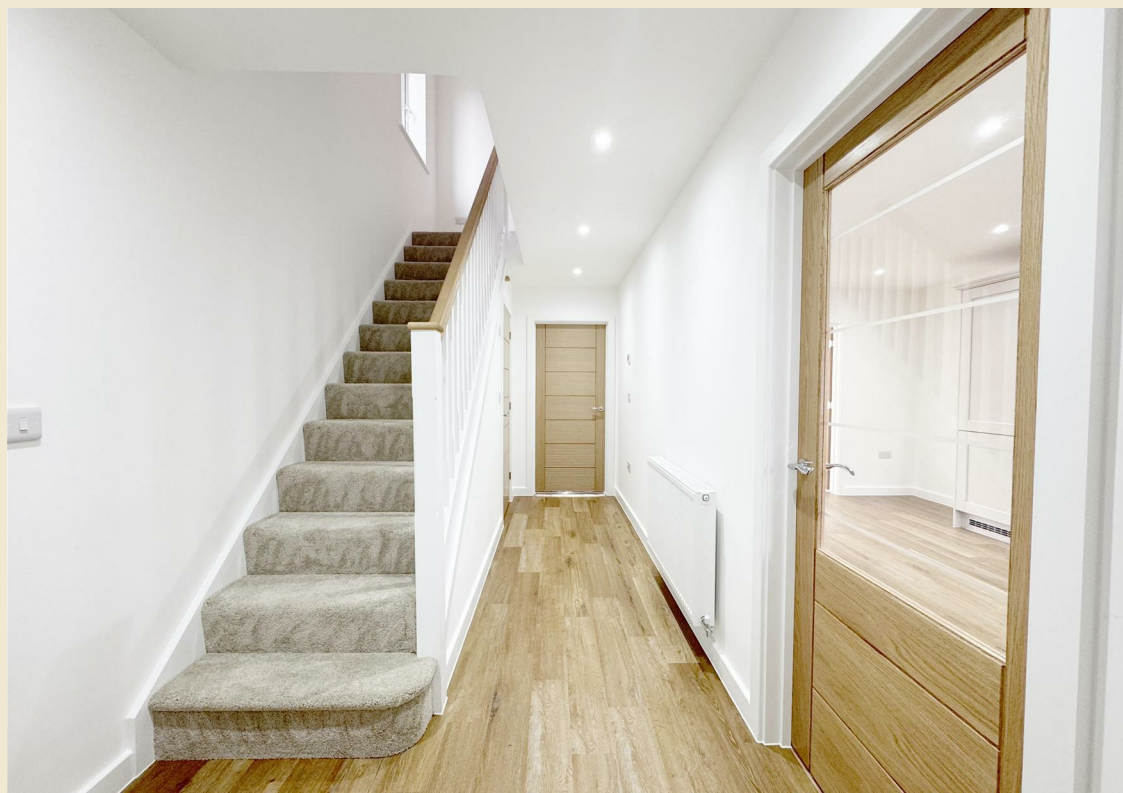
The Weddington is a detached 3 bedroom family home with traditional Kent weatherboarding, set in the picturesque village of Ash.

As you enter this stunning new home, you step into a light spacious entrance hall which leads to a generously sized lounge with patio doors overlooking the garden, Cloakroom/WC and an spacious open plan, high quality kitchen/diner, with bespoke fitted cupboards, beautiful quartz worktops and integrated appliances, including a fridge, freezer, dishwasher, oven and hob with patio doors leading out the garden.

Throughout the hall, cloakroom and 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 3 double bedrooms, the primary bedroom with an ensuite and a luxurious family bathroom, both fully tiled and fitted with modern contemporary, bathroom suites, stylish sanitaryware and heated towel rails.

This home has a good size rear garden, laid to patio and turf and has a landscaped front





garden and off street parking for 2 vehicles, and solar panels on the roof.

The village of Ash is situated in Kent, just a short distance from the historic market town of Sandwich and the world recognised Cathedral City of Canterbury. The village has an abundance of local amenities. There are shops, a doctor's surgery, dentist, hairdressers, farm shops, sports clubs a public house and restaurant.



Sandwich train station has a direct link to London Charing Cross. The motorway links are good, A257 (Ash Bypass) is approximately 10 miles away from the A2 which connects to M2. The Port of Dover and Eurotunnel are approx 30 minutes drive.

Freehold

Mains, electricity, gas, sewer, water and has gas central heating.

Fixed wireless

Service Charge - £281.43 per annum





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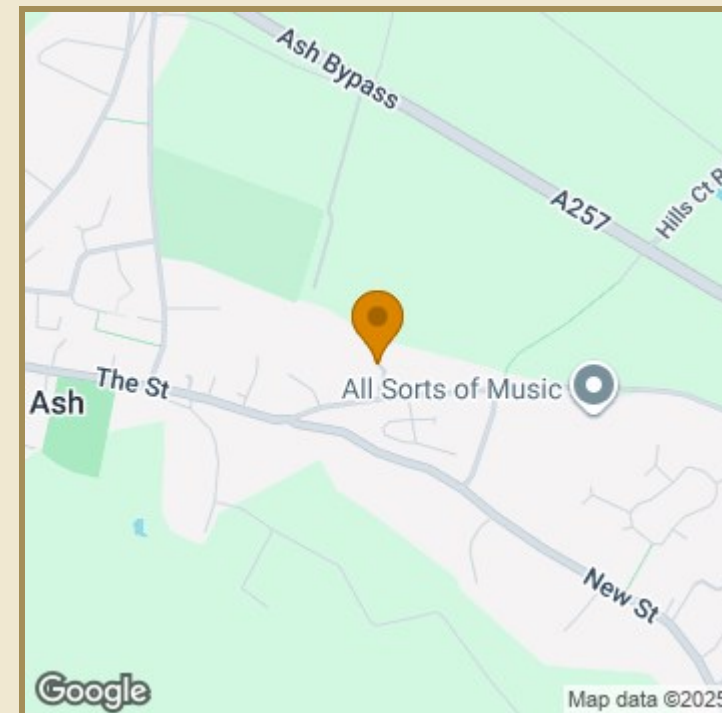
Key Features

- DETACHED NEW BUILD
- VILLAGE LOCATION
- DRIVEWAY FOR 2 VEHICLES
- LOUNGE
- KITCHEN/DINER
- FULLY TILES BATHROOMS
- PRIMARY BEDROOM WITH EN SUITE
- 3 DOUBLE BEDROOMS
- SOLAR PANELS
- SERVICE CHARGE £281.43 P.A

Important Information

Freehold
House - Detached
1152.00 sq ft
Council Tax Band New Build
EPC Rating

£395,000



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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