



GUILDCREST ESTATES



22 Sandwich Road, Ash, Canterbury CT3 2AF



4



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Sandwich Road, Ash, Canterbury
CT3 2AF

Offers in excess of £600,000

STAMP DUTY PAID FOR OCTOBER 2026

**BRAND NEW HOME - NO SERVICE
CHARGE!**

Looking for a 4 bedroom home in a beautiful
countryside location, The Gilton 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





tilled 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.

*T&Cs apply. Stamp Duty Paid offer available on selected plots only and on full asking price purchases reserved between 1st and 31st October 2026. Exchange of contracts must take place within 6 weeks of reservation. Offer cannot be used in conjunction with any other offer, incentive, discount or promotion. Subject to contract and availability. The developer Guildcrest Homes reserves the right to amend or withdraw the offer at any time.



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



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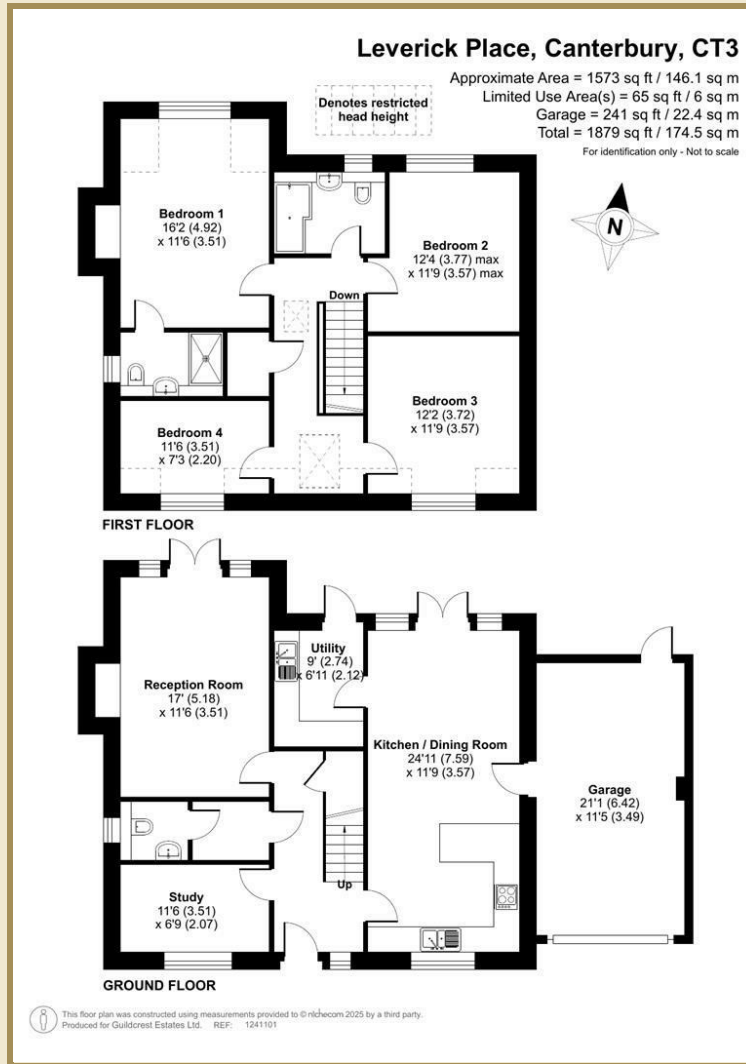
Key Features

- 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

£600,000



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	



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

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