



GUILDCREST ESTATES



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FOR SALE

4 Preston Meadows
Preston, Canterbury CT3 1FU





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Preston Meadows Preston, Canterbury, CT3 1FU Asking price £1,850,000

A stunning contemporary home surrounded by beautiful gardens and a meadow that's bursting with wildlife, set in approx. 1.15 acres in a village location.

The entrance hall, with bespoke oak floating staircase, feature wall, double height ceiling and large windows framing views of the garden, makes a statement as you enter this home. From the hall, you will find a cloakroom, formal lounge and access to the garage.

To the left is the large open plan kitchen, diner and lounge. In the kitchen is a central island, marble worktops and integrated appliances, the utility room has further storage, sink and space for washing machine and dryer.

From there, is the Orangery, with double-aspect views of the grounds. In addition, for entertaining, the games room is the perfect space with a bar, vaulted ceiling, sound system and patio doors leading out to the garden.

The formal lounge has a media wall with a fireplace and large patio doors to the garden, making a great movie room too.

Along the galleried landing, the balcony walkway leads to the guest suite bedroom and ensuite shower room. The spectacular master suite has a fully tiled ensuite, a floor to ceiling glass wall with patio doors and balcony with stunning views of the meadow and fields.

Bedrooms 3 and 4 offer views of the garden with Juliette-style balconies. The large family bathroom is fully tiled, with a bath and double walk-in shower.

A second staircase leads to the top floor, with another large bedroom, a fully tiled shower room, open plan office and access to the storage room.

Internal 'Smart Home' technology throughout with low carbon heat pump, underfloor heating, electric curtains/blinds, air con, fingerprint entry, CCTV & alarm.

A gated drive, double garage, ample parking, planning permission for pool building, stunning gardens, large patios, lawns and mature planting with 25% ownership of the meadow and at the front of the property creates a stunning home.

Council Tax Band H
Selling for staff member





Entrance Hall
19'2" x 13'10" (5.85 x 4.23)

Kitchen / Dining / Family Room
35'9" x 20'10" (10.9 x 6.37)

Utility Room
11'5" x 5'10" (3.48 x 1.8)

Garage
21'3" x 19'2" (6.5 x 5.85)

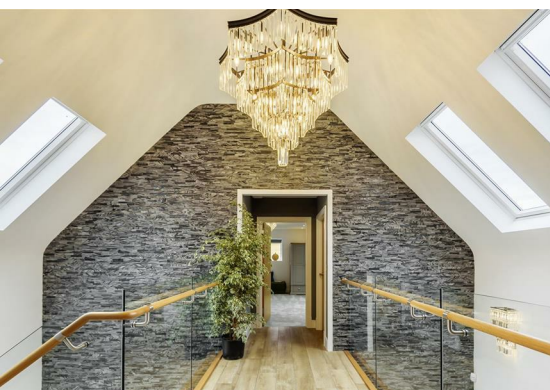
Formal Lounge
20'8" x 14'10" (6.32 x 4.53)

Orangery / Sun Room / Conservatory
28'3" x 19'0" (8.62 x 5.80)

Games Room / Playroom / Gym
27'7" x 28'3" (8.42 x 8.62)

Landing
17'8" x 15'0" (5.41 x 4.58)

Master Bedroom
20'10" x 15'1" (6.37 x 4.62)



Ensuite 1
12'11" x 6'9" (3.96 x 2.07)

Bedroom 2
17'7" x 19'2" (5.36 x 5.85)

Bedroom 3
14'9" x 10'0" (4.50 x 3.05)

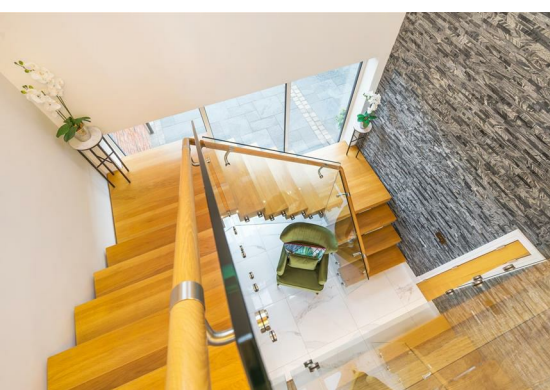
Bedroom 4
16'7" x 10'0" (5.07 x 3.05)

Family Bathroom
15'5" x 7'6" (4.7 x 2.3)

Ensuite 2
6'8" x 8'2" (2.04 x 2.5)

Office
17'8" x 8'0" (5.40 x 2.46)

Bedroom 5
17'2" x 23'7" (5.24 x 7.20)





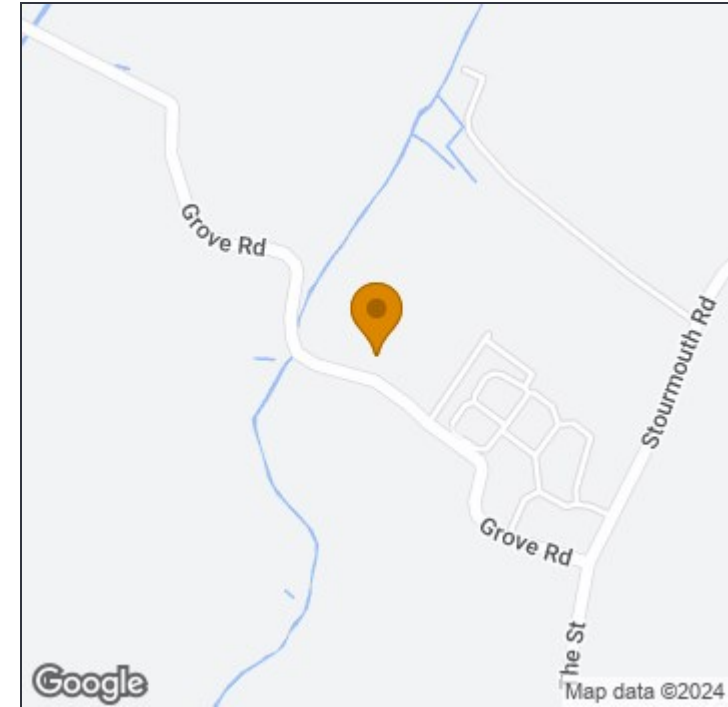
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Ground Floor Plan



First Floor Plan

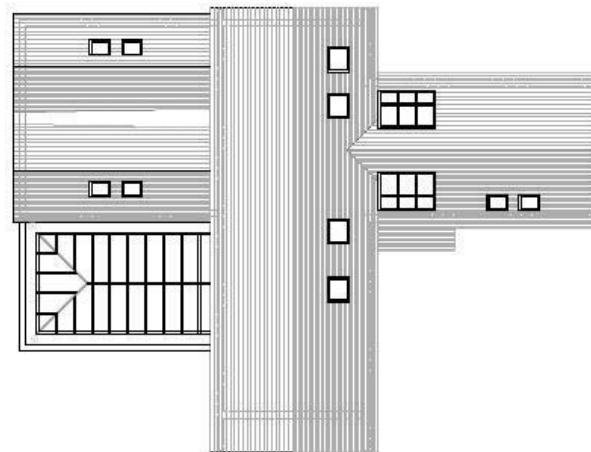


Disclaimer

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Second Floor (Loft) Plan



Roof Plan

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