



GUILDCREST ESTATES



4 Preston Meadows, Preston, Canterbury CT3 1FU



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Preston Meadows, Preston, Canterbury CT3 1FU

Asking price £1,650,000

OUTSTANDING VALUE

A stunning contemporary home surrounded by beautiful gardens & 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 & 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 & access to the garage.

To the left is the large open plan kitchen, diner & lounge. In the kitchen is a central island, marble worktops and integrated appliances, the utility room has further storage.

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 & patio doors leading out to the garden.

The formal lounge has a media wall with a fireplace & large patio doors to the garden.

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

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

A second staircase leads to the top floor, with another large bedroom, a fully tiled shower room, open plan office & 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 large pool building, stunning gardens, large patios, lawns & mature planting with 25% ownership of the meadow at the front of the property.

Council Tax Band H
Freehold
Price Per Sqm £289
Mains Water, Sewerage, Gas & Electric
Under section 21 of Estate Agents Act the seller is a 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)

Loft Room / Storage Room
13'7" x 11'11" (4.16 x 3.65)





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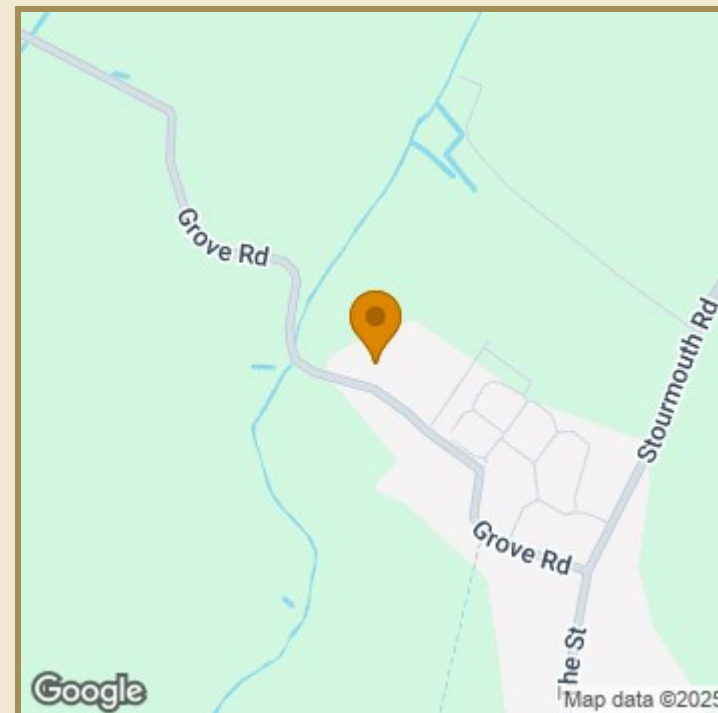
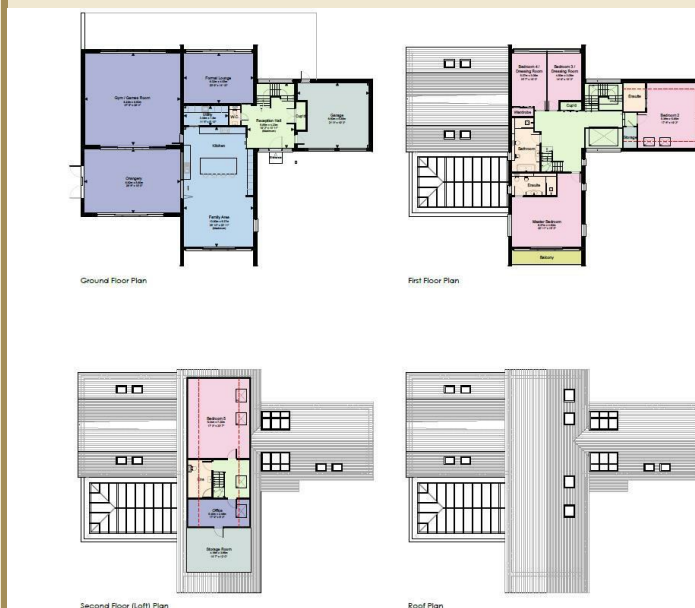
Key Features

- Council Tax Band H
- 5,700 sq ft Living Space
- Smart Home
- 4 Reception Rooms
- Orangery and Games Room
- 5 Double Bedrooms
- Large Double Garage
- 25% Share of 4 Acre Meadow
- Planning Permission For Pool building
- Energy Efficiency Rating - B

Important Information

Freehold
House - Detached
5700.00 sq ft
Council Tax Band H
EPC Rating B

£1,650,000



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		
	82	86
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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