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**The Street, Preston, Canterbury, CT3 1DP**

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# The Street, Preston

Canterbury, Kent, CT3 1DP

## Offers Overs £400,000

Freehold

One of only three newly constructed family homes, on a bespoke development site within the sought-after village of Preston, Canterbury.

'Wolsley House' begins with a welcoming entrance hall equipped with a WC, an inviting family living room with bay window and feature fireplace and finally, an open kitchen/ dining room boasting a handleless kitchen range with integrated appliances and glass splashback, as well as bi-folding doors leading to the rear garden.

The first floor of the property comprises a modern fitted family bathroom with feature LED lighting, three generous bedrooms with a sleek en-suite shower room servicing the principal bedroom.

Externally this impressive new home offers a private driveway for two vehicles, a lawned front garden and part lawn/ part patio rear garden with gated access.

Located between Canterbury & Sandwich in East-Kent, the quaint village of Preston offers its residents everyday convenience, in a picturesque rural setting. Preston, Canterbury is well known for its proximity to neighbouring village, Wingham where you will find a wide variety of local amenities including a Post Office, village store, doctor's surgery & dental practice. Preston & Wingham share a strong sense of community, offering a well-renowned primary school, an array of public houses and Wingham Wildlife Park, which is an all-year-round tourist hotspot.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

**Ground Floor**

Entrance Hall  
WC  
Reception Room  
Kitchen/ Dining Room

**External**

Private Driveway  
Front Garden  
Rear Garden

**First Floor**

Family Bathroom  
Bedroom 2  
Bedroom 1  
En-Suite  
Bedroom 3

**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** TBC (Dover District Council)

**Energy rating:** Current 80 | C. Potential 90 | B.

**Agents Notes:** This property will be sold with a 10-year NHBC warranty.

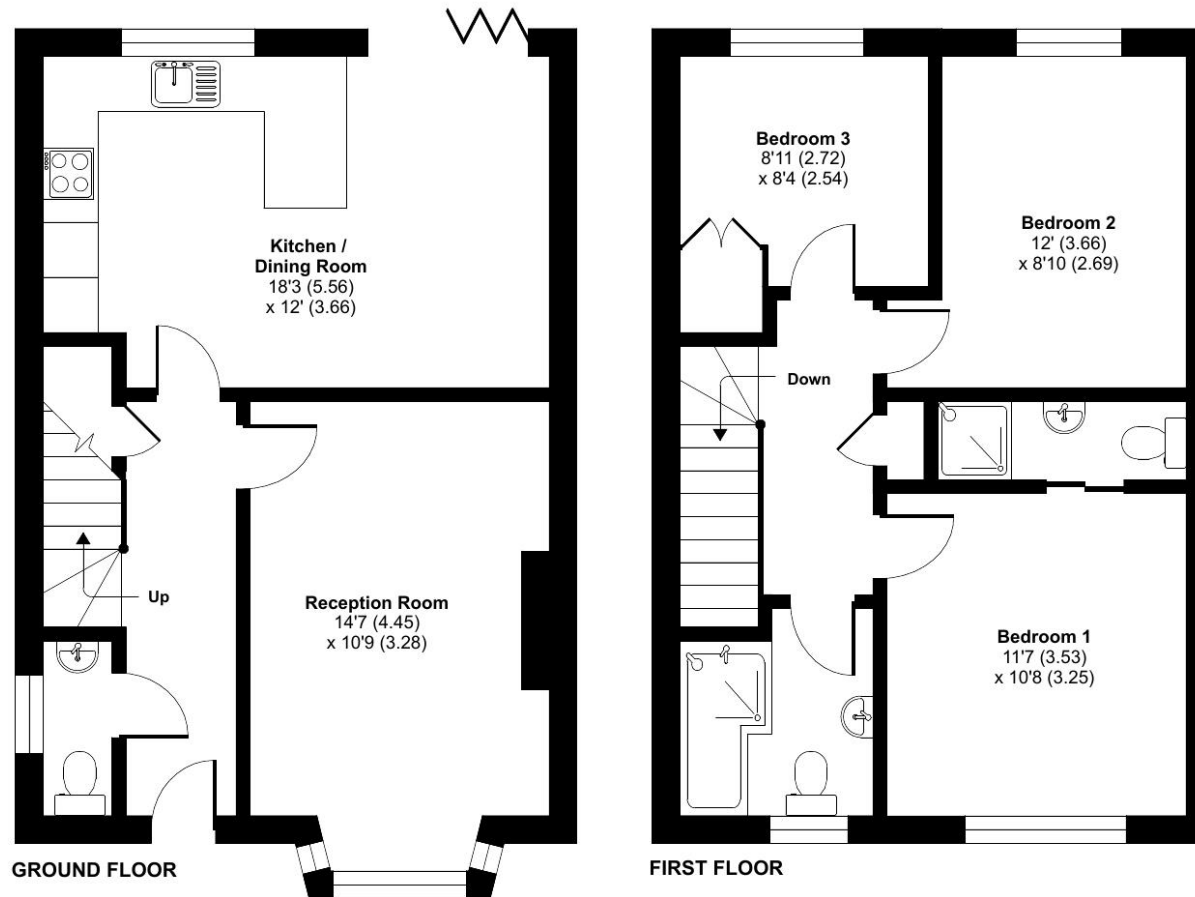
**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Approximate Area = 1019 sq ft / 94.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1012198

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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