



Lockesley, The Forstal
Preston, Canterbury, CT3 1DR
£650,000

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Lockesley

The Forstal, Preston, Canterbury

A quintessential thatched country cottage nestled amongst its own established gardens, in the picturesque village of Preston.

Situation

The charming village of Preston is home to the historic Church of St. Mildred, the welcoming Half Moon and Seven Stars public house, a village shop, reputable butchers and a primary school. Surrounded by beautiful countryside, the village is ideal for walking, cycling and riding. A short distance away lies the picturesque Cinque Port town of Sandwich, which provides an excellent range of amenities including a supermarket, independent shops, post office, chemist, doctor and dentist surgeries, along with a variety of restaurants and public houses. The town also benefits from a selection of well-regarded schools and leisure facilities. Sandwich offers a mainline railway station with high-speed services to London St Pancras International, as well as frequent services to London Charing Cross. In addition, the nearby Thanet Parkway railway station provides further high-speed connections to London St Pancras. The renowned Prince's Golf Club and Royal St George's Golf Club are at Sandwich Bay.

bedrooms, the principle of which features a useful ensuite cloakroom. This well-maintained character property is gas centrally heated, and a combination of double and secondary glazing is installed.

Outside

Lockesley sits centrally within its own lovingly tended cottage gardens, where mature trees provide privacy and seclusion and established hedging together with stocked flower borders enclose the garden and provide year-round interest. A five-bar gate to one side provides vehicular access to a detached double garage with electric roller door. Nestled within the garden is a timber summer house, paved seating area and established wildlife pond.

Services

All mains' services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

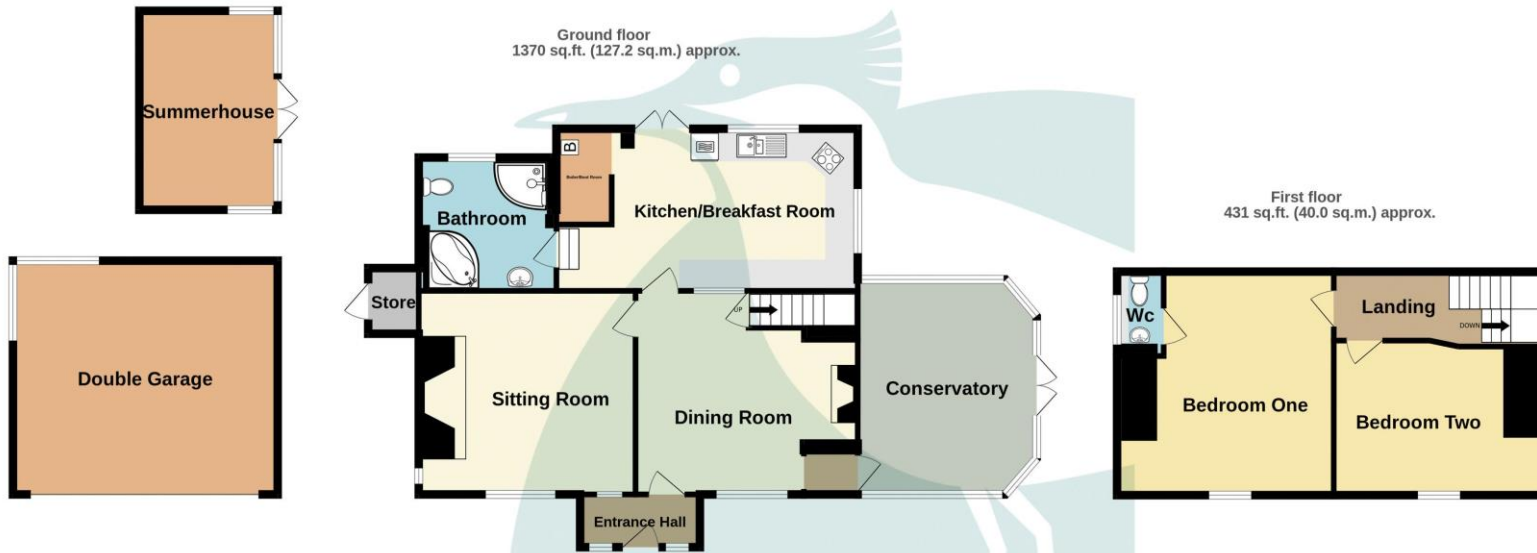
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





To view this property call Colebrook Sturrock on **01304 612197**



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

8' 4" x 3' 8" (2.54m x 1.12m)

Dining Room

14' 2" x 11' 9" (4.31m x 3.58m)

Sitting Room

14' 1" x 11' 5" (4.29m x 3.48m) plus recesses.

Conservatory

14' 10" x 12' 6" (4.52m x 3.81m)

Kitchen/Breakfast Room

16' 9" extending to 20' 7" (6.27m) x 11' 3" (5.10m x 3.43m)

Boiler/Boot Room

6' 7" x 3' 6" (2.01m x 1.07m)

Bathroom

9' 7" x 9' 3" (2.92m x 2.82m)

First Floor

Bedroom One

15' 5" x 11' 9" (4.70m x 3.58m) extending to 15' 2" (4.62m)

Ensuite WC

5' 10" x 3' 3" (1.78m x 0.99m)

Bedroom Two

14' 11" max into recess x 10' 4" at widest (4.54m x 3.15m)

Outside

Double Garage

18' 5" x 16' 2" (5.61m x 4.92m)

Summerhouse

13' 9" x 9' 8" (4.19m x 2.94m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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