

Charles Bainbridge

2 Grove Way, Grove Road,
Preston, Canterbury, Kent, CT3 1EE

£365,000


SAMSUNG
BOSCH











A comfortable semi-detached family house in an enviable setting in the heart of the village of Preston with substantial gardens to the rear. The accommodation includes a sitting room to the front and an impressively fitted, substantial, kitchen/breakfast room beyond which is a large dining room with French doors opening onto the garden. On the first floor are three bedrooms and the family shower room. The property benefits from gas fired heating and double glazed windows and doors. The property is being sold with no onward chain.

Externally there is a large rear garden principally laid to grass with a substantial timber pergola having a timber decked seating area beneath and an ornamental pond to the side. To the rear of the garden is a paved seating area with a further adjacent pond and a garden room providing ideal storage/workshop/studio space. The main garden area measures approx. 92ft (28.02m) x 30ft (9.14m). There is also a timber decked seating area adjacent to the rear of the house and to the side is additional workshop/storage. To the front of the property is a large brick-paved driveway providing parking and access to the front door.

The property is located in the pretty village of Preston. Preston is a popular village with a thriving village store, butcher, garden centre with café and highly-regarded Primary School. The surrounding countryside provides lovely walking and cycling. The nearby village of Wingham provides a further range of local amenities whilst the Cathedral City of Canterbury is easily accessible offering a comprehensive range of leisure facilities and an impressive selection of schools, colleges, and universities. Canterbury West station offers High-Speed rail services to London St. Pancras with a journey time of approx. 55 minutes.

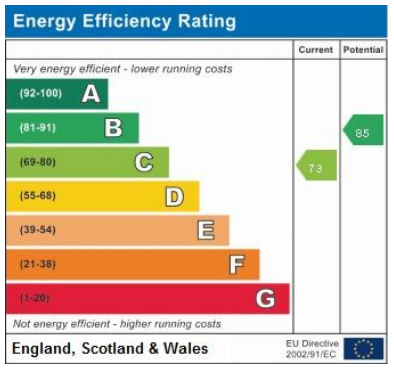
Services: All mains services are understood to be connected to the property.

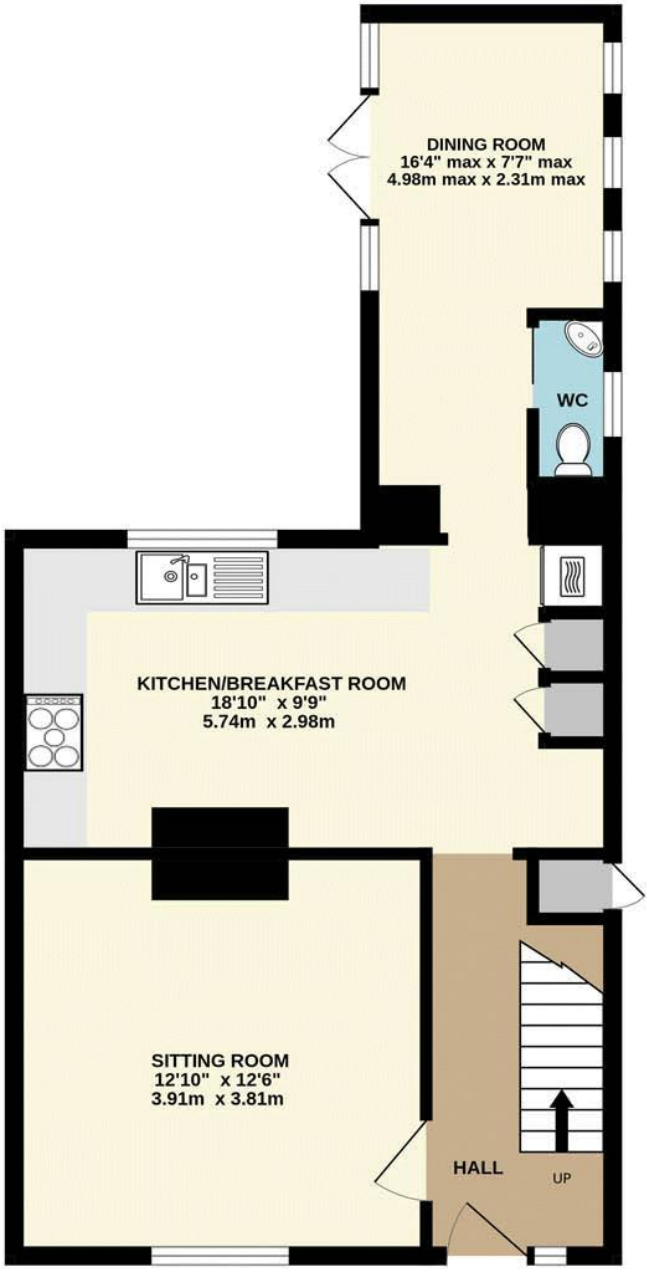
Tenure: Freehold

Council Tax Band: C

Local Authority: Dover District Council, White Cliffs Business Park,
Dover, Kent, CT16 3PJ.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

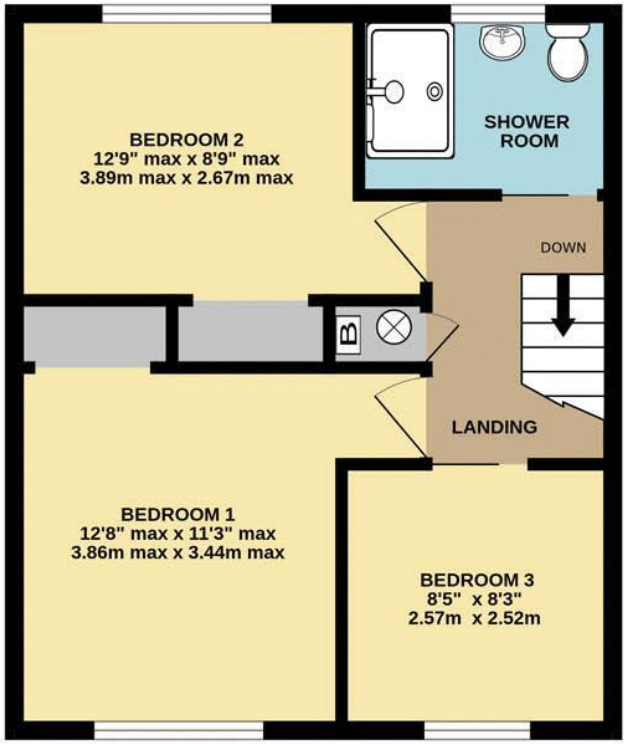




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

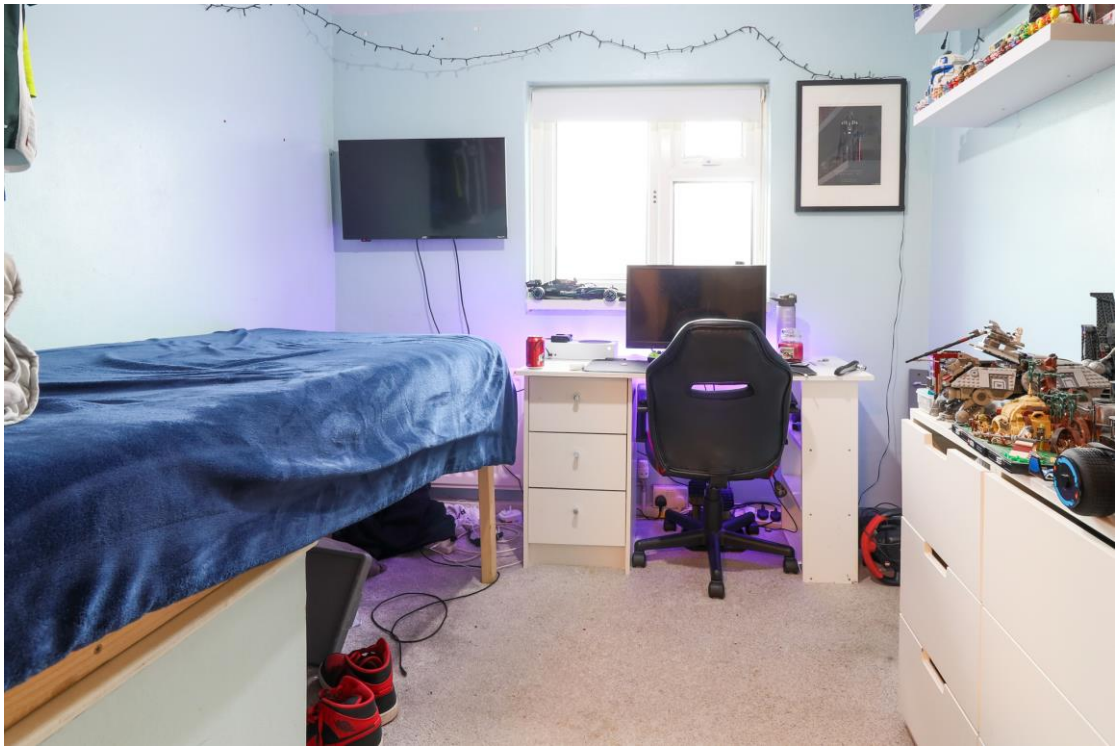
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.


get cosy





















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

Charles Bainbridge

1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227
sales@charlesbainbridge.com
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