



LONGMETE ROAD, PRESTON, CANTERBURY, CT3 1DL

finns.co.uk

Longmete Road

Preston, Canterbury, CT3 1DL

Guide Price £585,000

Freehold

The ground floor is arranged around a central entrance hallway, accessed via an enclosed porch, creating a practical and welcoming introduction to the home. A modern fitted kitchen is positioned to the rear, enjoying views across the garden and benefiting from a useful storage cupboard also housing the central heating and hot water boiler. The principal living space is a generous living room featuring a fireplace incorporating a multi-fuel stove and sliding doors opening into a recently added garden room, creating a bright and versatile area that connects seamlessly with the outdoors. The living room flows through to a designated dining room, ideal for both everyday use and entertaining. A downstairs WC adds convenience, while the integrated garage, currently utilised as a utility and storage area with light and power, offers further flexibility.

Upstairs, the accommodation is arranged from a central landing and comprises four well-proportioned bedrooms. The principal bedroom is a spacious double room featuring a dressing area, built-in storage and a private WC with wash hand basin. The remaining bedrooms are all of a good size, with one currently used as a study, and enjoy pleasant views over either the surrounding farmland or the rear garden and paddocks. A four-piece family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private driveway providing parking for multiple vehicles, alongside a well-kept front garden with lawn, mature shrubs and established planting. Gated side access leads to a generous rear garden enjoying a sunny aspect, predominantly laid to lawn and bordered by mature beds and hedging. A raised patio seating area provides an ideal space for outdoor dining, complemented by a further patio surrounding a timber summer house. Additional outbuildings and a greenhouse enhance the garden's versatility, catering to a range of hobbies and lifestyle needs.



Preston is a sought-after rural village ideally positioned between the historic town of Sandwich and the well-served village of Wingham. The area offers a primary school, butchers, village shop and public house, while nearby towns provide a wider selection of shops, schools and leisure facilities. Excellent transport links are available via road and rail, with mainline stations in Sandwich and Adisham offering connections to Canterbury and high-speed services to London, making this an appealing location for those seeking a balance of countryside living and everyday convenience.

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

Ground Floor	
Integrated Garage	3.09 x 5.44
Porch	
Living Room	3.88 x 7.19
Dining Room	2.90 x 4.21
Kitchen	3.22 x 5.76
Conservatory	2.78 x 3.29
First Floor	
Bedroom 1	4.20 x 5.86
Bedroom 2	3.28 x 3.48
Bedroom 3	3.27 x 3.58
Bedroom 4	1.79 x 3.04
External	
Summer House	2.42 x 3.41

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

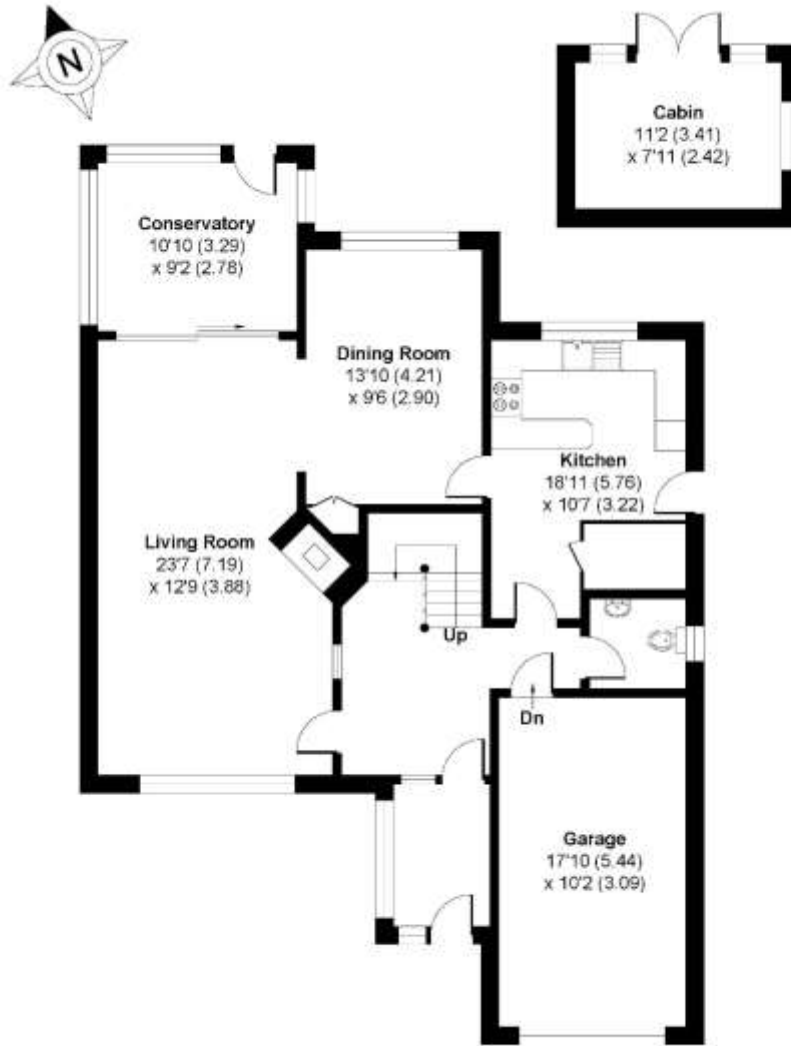
Council Tax: Band E (Dover District Council)

Energy Rating: Current 67 | D. Potential 96 | A.

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

finns.co.uk

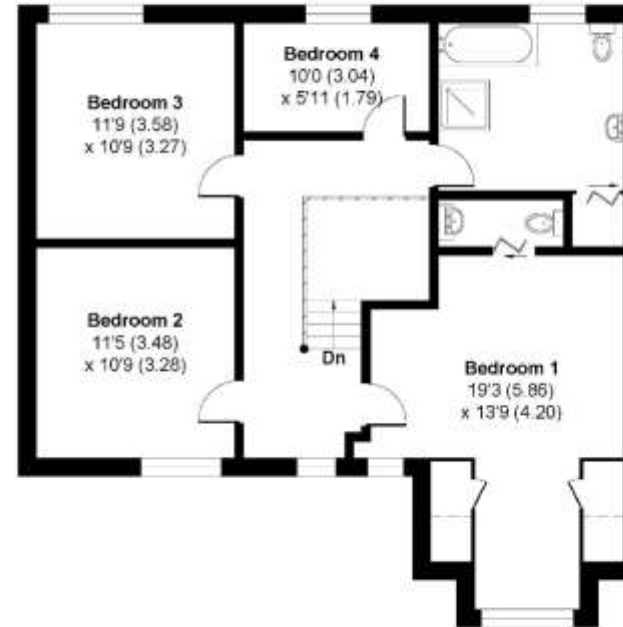




GROUND FLOOR

Longmete Road, Preston

Approximate Gross Internal Area = 160.19 sq m / 1724.27 sq ft
 Garage = 16.81 sq m / 180.94 sq ft
 Cabin = 8.25 sq m / 88.80 sq ft
 Total = 185.25 sq m / 1994.01 sq ft
 For identification only - Not to scale



FIRST FLOOR

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

