FOUNDATION

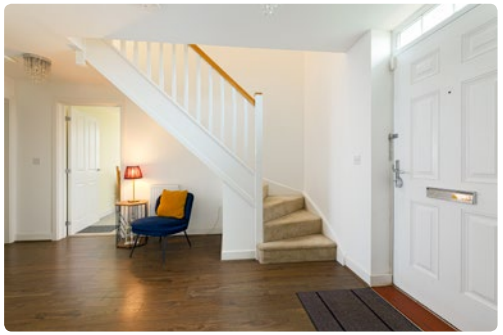
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17, Red Pippin Lane, Preston, Canterbury, CT3 1FN

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS











17, Red Pippin Lane, Preston, Canterbury CT3 1FN

- Substantial Detached Modern Residence
- Almost 2000 Sq.Ft Of Versatile Accommodation
- Open Plan Living Area & Separate Sitting Room
- Integrated Kitchen & Separate Utility Room
- Five/Six Bedrooms & Three Luxury Bathrooms
- South Facing Rear Garden & Extended Patio
- Double Garage & Off Road Parking
- Village Location Close To Canterbury City Centre

SITUATION:

Red Pippin Lane is nestled in the charming village of Preston, which boasts The Church of St. Mildred, The Half Moon and Seven Stars public houses, a village shop, a butcher's, and a primary school.

Surrounded by picturesque countryside, Preston offers excellent opportunities for walking, cycling, and riding, while the nearby Stodmarsh Nature Reserve is a haven for many species of migrating birds and wildlife. Close by is the historic market town of Sandwich, one of the Cinque Ports, known for its bustling atmosphere, independent shops and restaurants, a well-regarded grammar school, and a picturesque quay.
The village of Wingham, approximately two miles away, provides a wider range of shops and amenities, including a doctor's surgery and a dentist.

A regular bus service connects Sandwich, Wingham, and Canterbury, with easy access to the A2 via the nearby villages of Barham and Bekesbourne.

The vibrant cathedral city of Canterbury lies just eight miles away, offering an excellent selection of shopping, leisure, and educational facilities, including state and private schools, three universities, two hospitals, and two mainline railway stations—one with a high-speed link to London St. Pancras in under an hour.

Canterbury's bustling high street features a fine mix of high street brands, independent boutiques, and a diverse array of pubs and restaurants serving international cuisines.
For travel to the Continent, the Channel Tunnel terminal at Folkestone (17 miles) offers regular shuttle services, while the Port of Dover (19 miles) provides frequent ferry crossings.









DESCRIPTION:

A substantial five-bedroom detached residence offering almost 2000 sq.ft of thoughtfully configured accommodation which was built in 2018, as part of an attractive semi-rural development in the village of Preston, and just a few miles from the Cathedral city of Canterbury.

The property has an exceptionally desirable position with a south facing rear garden which feels private and peaceful with a recently extended garden patio and pergola. Every effort has been made to ensure the property has exceptional energy efficiency with excellent levels of insulation, low energy lighting, high performance double glazing and zoned central heating.

The façade features a red brick lower level with red tile-style cladding above, crowned by a steep, dark red tiled roof. Symmetrically placed white-framed windows flank a central front door, all set behind neatly trimmed topiary hedging.

The front door opens into a spacious entrance hall with wood laminate flooring, complete with a cloakroom and a large storage cupboard. To the left, double-width doors reveal a generous 20-foot bay-fronted sitting room with wood burning style stove and french doors which lead directly onto the sun terrace.

At the rear of the property lies a beautiful open-plan kitchen and breakfast room, flooded with natural light. This space opens onto the sun terrace through patio doors and features an extensive range of shaker-style cabinetry with laminate worktops, a central breakfast bar peninsula, grey metro-style tiles, and bespoke shelving that enhance its aesthetic appeal. Integrated appliances include a double oven, gas fridge-freezer, and dishwasher, while a separate utility room provides additional storage and laundry space.

The ground floor also benefits from an additional dual aspect reception room currently used as a home office, which could alternatively serve as a guest bedroom. Upstairs, a central landing leads to five generously sized bedrooms and a well-appointed family bathroom. The principal bedroom boasts an expanse of fitted wardrobes and an en-suite shower room, while the second-largest bedroom also enjoys its own en-suite.

OUTSIDE:

The south-facing rear garden spans the full width of the house and is accessible from both the dining area and sitting room. The extended terrace offers ample space for alfresco dining, enhanced by a pergola with festoon lighting that creates ambience and dappled shade. The remainder of the garden is mainly laid to lawn, with raised beds, mature hedging, and a hot tub that could be included in the sale. A pathway leads to the rear gate, providing access to the parking area and double garage.








LAUNDRY
ROOM
FOR A LOAD OF FUN
HANG AROUND
LOST SOCKS
Hotpoint












GUARDIANS
JOY DIVISION


Rocker

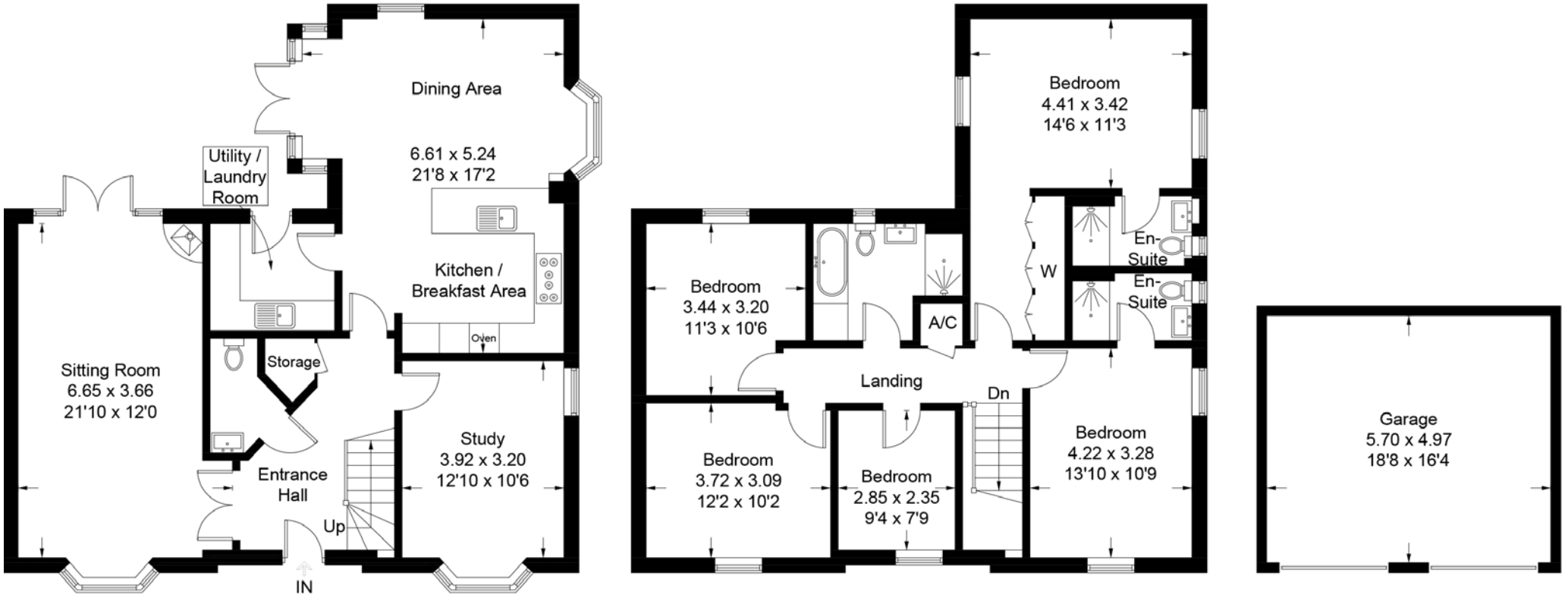












TOTAL FLOOR AREA: 2323 sq. ft (215 sq. m)
HOUSE: 1998 sq. ft (185 sq. m)
GARAGE: 325 sq. ft (30 sq. m)

EPC RATING
B

COUNCIL TAX BAND
G

GENERAL INFORMATION
All services are mains connected

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