



FOUNDATION

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7 Stourmouth Road, Preston, Canterbury CT3 1HP

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



7 Stourmouth Road, Preston, Canterbury CT3 1HP

- Artistically Presented Detached Residence
- Creatively Enhanced Throughout
- Brand New Kitchen With Quartz Topped Island
- Over 2000 Sq.Ft Of Spacious & Versatile Accommodation
- Open Plan Family Room With French Doors
- Five Bedrooms & Three Luxury Bathrooms
- Fully Landscaped Enchanting Rear Garden
- Large Plot With Substantial Driveway & Double Garage

SITUATION:

Stourmouth Road is set in the charming village of Preston which is home to The Church of St. Mildred, The Half Moon and Seven Stars public house, a village shop, a butchers, a primary school and Preston Gardens & Coppers (a popular garden centre and restaurant). Preston is surrounded by some beautiful countryside which is ideal for walking, cycling and riding, whilst the nearby Stodmarsh National Nature Reserve is home to many species of migrating birds and wildlife.

Situated close by is the historic market town of Sandwich which is a bustling little town and one of the Cinque Ports. It has many independent shops and restaurants, a well-regarded grammar school and a lovely quay.

The village of Wingham is approximately two miles away and also offers a wider range of shops and amenities including a doctor's surgery and a dentist.

There is a regular bus route between Sandwich, Wingham and Canterbury and the A2 can be accessed via the nearby villages of Barham and Bekesbourne.

The bustling cathedral city of Canterbury is just eight miles away and this offers an excellent range of shopping, leisure and educational amenities, including both state and private schools and three universities. It has two hospitals and two mainline railway stations (one with a high speed rail link which reaches London St. Pancras in just under an hour), along with a vibrant high street offering a fine selection of high street brands, independent boutique style shops and a wide range of pubs and restaurants serving a host of international cuisines.

The Channel Tunnel terminal at Folkestone (17 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (19 miles) also provides regular ferry crossings to the Continent.'



A creatively presented detached modern property which has been significantly enhanced and artistically presented by the current owners who have a flair for interior design and an eye for detail.

The property offers over 2000 sq.ft of spacious and versatile accommodation which balances beautifully with its generous rear garden which has been fully landscaped and transformed into a unique and enchanting space with a magnificent outside seating area.

Built in 2016 to an exceptionally high standard the property has excellent energy efficient features which include high levels of insulation, double glazing, zoned central heating and low energy lighting, allowing one to live a greener life with reduced bills.

The property has a striking façade of dark weatherboarding, exposed brick and intricate glazed windows. The front door sits beneath a canopy and opens into an entrance hall with cloakroom and stairs to the first floor.



Rich engineered oak flooring runs seamlessly throughout and leads through to the open plan family room which has a brand-new kitchen installed by a local company who designed the space to include a large quartz topped island/breakfast bar with mood lighting. The kitchen has stylish metro tiles and an array of units which integrate all main appliances including, a dishwasher, double AEG oven, gas hob and boiling tap.

The kitchen is complemented by a utility room whilst the family area is currently set up with casual seating which overlooks the garden through the French doors. Beyond the kitchen there is a formal, bay fronted, dining room ideal for dinner parties. The downstairs living area is further enhanced by a home office and a stunning living room with exposed panelling and French doors which lead to the pergola shaded seating area.

To the first floor the creative décor flourishes throughout, a bold palette of colour and fine joinery are at abundance with the galleried landing leading to five bedrooms

and a well-appointed family bathroom with separate shower and bathtub. The two largest bedrooms both have ensuite bathrooms, with the larger dual aspect bedroom also having fitted wardrobes.

OUTSIDE:

The garden is enchanting and wonderfully deigned with sleepers creating defined spaces alongside a wildlife pond and areas of wildflowers. Seating areas are dotted around the lawn with young trees offering delicate shade in this sunny south westerly facing garden. There is a patio which leads through to the double garage, currently set up as a workshop/gym but could be converted to offer a small annexe. STPC.

The decked seating area has direct access from the sitting room and is a wonderful spot to enjoy the evening sunshine beneath the large bespoke pergola. To the front of the property, mature hedging gives a great deal of privacy, and a large driveway provides parking for several cars.









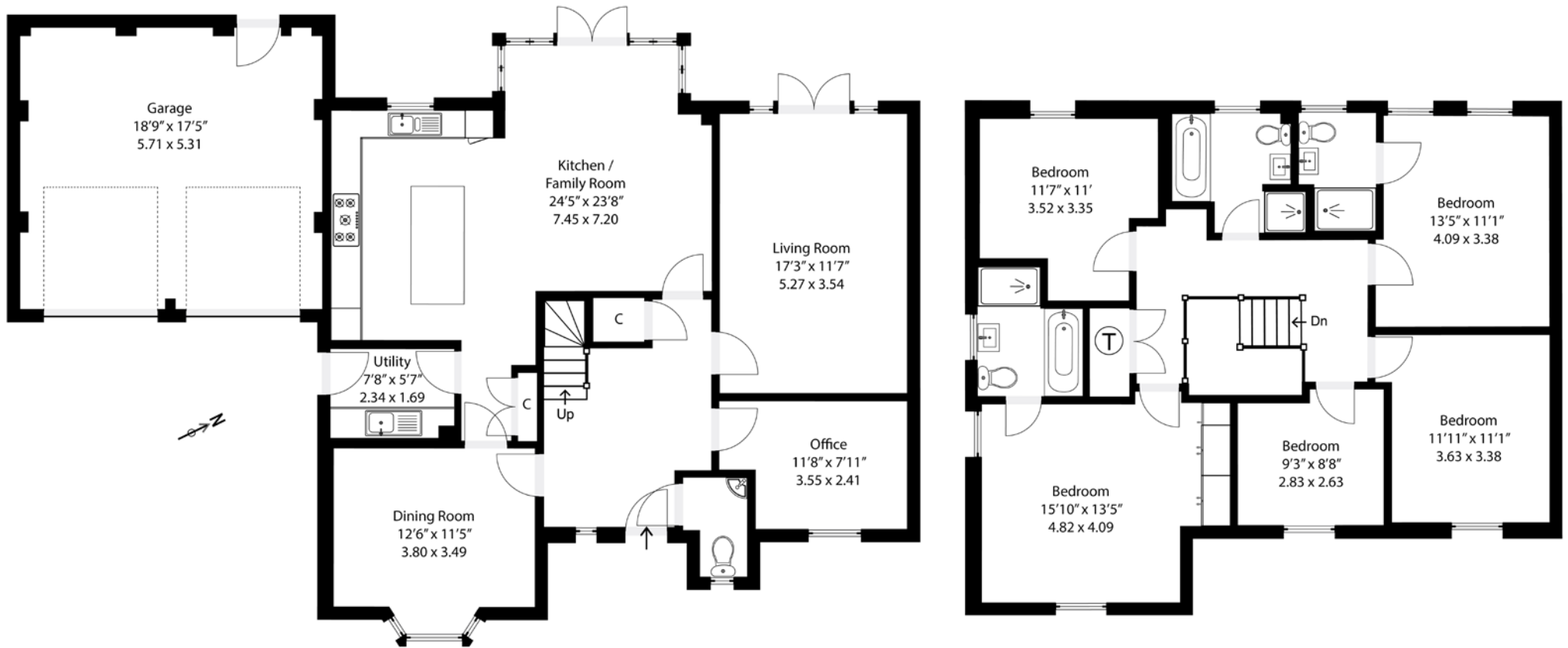


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 2369 sq. ft (220 sq. m)
 HOUSE: 2043 sq. ft (190 sq. m)
 GARAGE: 326 sq. ft (30 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 G



GENERAL INFORMATION
 All services are mains connected

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