



FOUNDATION

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

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



13 Red Pippin Lane, Preston, Canterbury CT3 1FN

- Striking Detached Modern Family Residence
- Five Bedrooms & Three Bathrooms
- Almost 2000 Sq.Ft Of Versatile Accommodation
- Open Plan Kitchen Breakfast Room
- Landscaped South Facing Rear Graden
- Double Garage – Ideal Home Gym/Games Room
- Semi Rural Village Location
- Easy Access To The Cathedral City Of Canterbury

SITUATION:

Red Pippin Lane 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 and a primary school.

Preston is surrounded by some beautiful countryside which is ideal for walking, cycling and riding, whilst the nearby Stodmarsh 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 which 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.



DESCRIPTION:

A striking five-bedroom detached residence in a picturesque semi-rural development near the village of Preston, just a few miles from the Cathedral city of Canterbury.

Built in 2018, this impressive five-bedroom detached home forms part of an attractive development just outside the village of Preston. Offering nearly 2,000 sq. ft. of thoughtfully arranged living space, the property also benefits from a double garage and a desirable south-facing rear garden, perfectly suited for modern family living.

Designed for comfort, efficiency, and functionality, the home combines excellent energy performance with contemporary conveniences. A fully integrated kitchen, multiple bathrooms, and spacious interiors ensure ease of living for a busy household.

The front door opens into a spacious, fully tiled entrance hall complete with a cloakroom



and a large storage cupboard. To the right, French doors reveal a generous 21-ft bay-fronted sitting room that enjoys direct access to the garden, ideal for both relaxing and entertaining.

At the heart of the home is a beautiful open-plan kitchen and breakfast room. This light-filled space opens onto the sun terrace via patio doors and features an extensive range of shaker-style cabinetry with laminate worktops and a central breakfast bar island. Integrated AEG appliances include a double oven, fridge-freezer, and dishwasher.

A separate utility room provides additional storage and space for laundry appliances. Adjacent to the kitchen, a dual-aspect formal dining room overlooks the front of the house, offering a more intimate setting for entertaining or family meals.

Upstairs, five generously sized bedrooms are arranged around a bright landing. The

principal bedroom features an expanse of fitted wardrobes and an en-suite shower room. A second bedroom also benefits from an en-suite, while a stylish family bathroom serves the remaining rooms.

OUTSIDE:

The south-facing rear garden stretches the full width of the house and is mainly laid to lawn, bordered by colourful planting and mature hedging for privacy. In one corner, a raised decked area, screened by established bamboo, houses a hot tub and seating area. The hot tub may be included in the sale by separate negotiation.

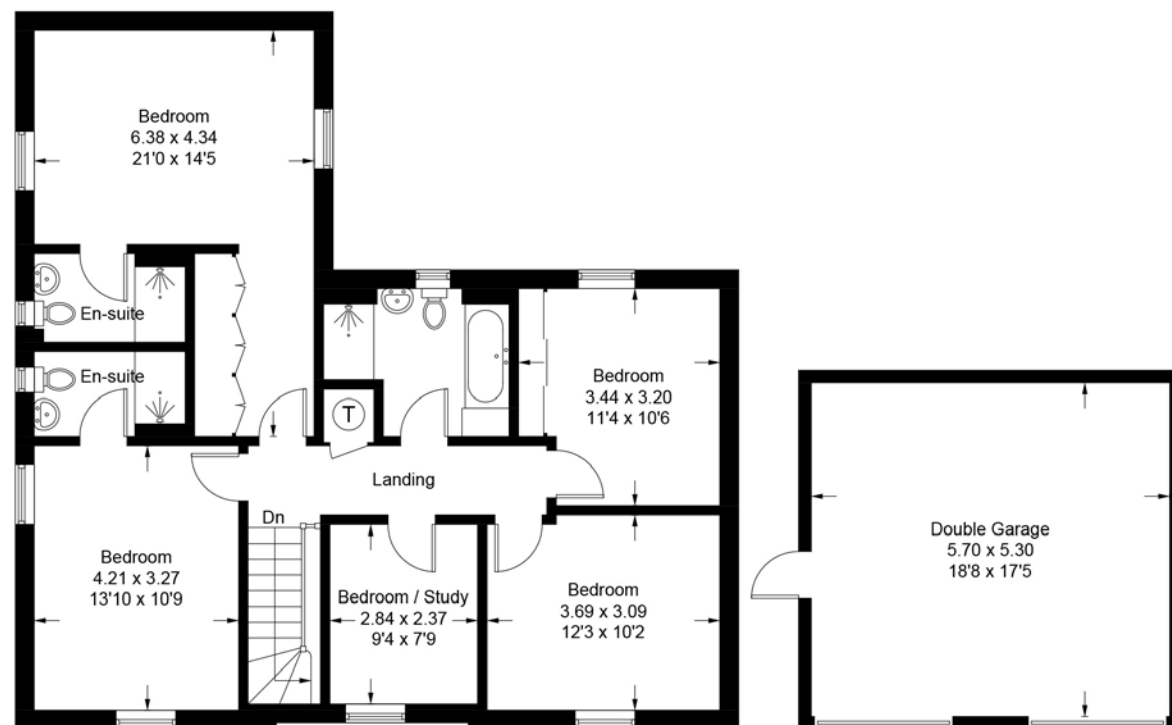
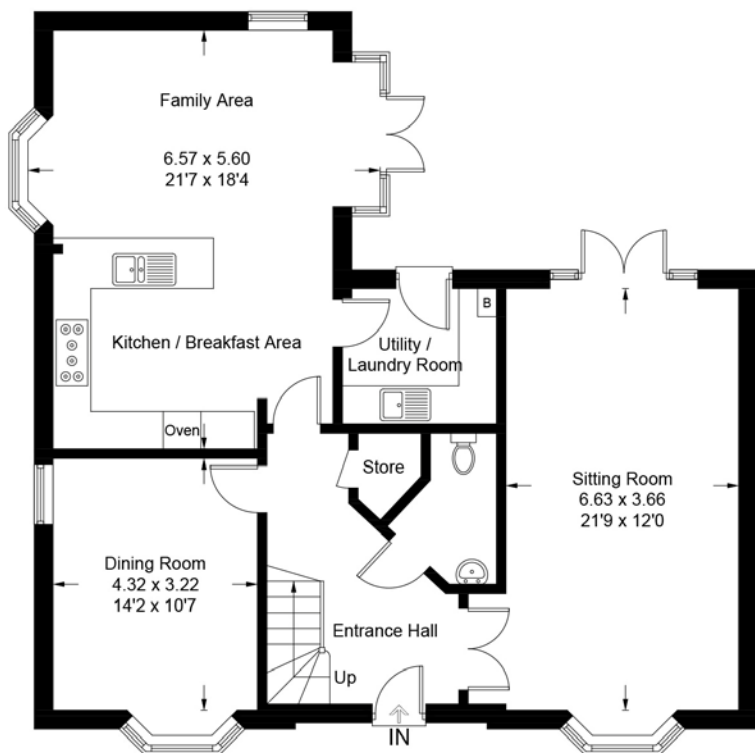
A paved patio, accessible from three points within the house, provides the ideal setting for outdoor dining and relaxation. From here, a path leads to the double garage, which offers potential as a workshop, gym, or games room, depending on lifestyle needs.











TOTAL FLOOR AREA: 2323 sq. ft (216 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
Maintenance Charges Approx £250 per year

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