



Stourmouth Road, Preston, Canterbury

  
MILES & BARR  
EXCLUSIVE





5 Stourmouth Road  
Preston  
Canterbury  
Kent  
CT3 1HP



**Description**

Ground Floor

- Entrance
- Entrance Hall
- Kitchen/Dining Room  
26'3x 12'6  
(8.00mx 3.81m)
- Utility Room
- Study  
9'4 x 9'2  
(2.84m x 2.79m)
- Cloakroom
- Living Room  
18'1 x 15'10  
(5.51m x 4.83m)

First Floor

- Bedroom  
12'4 x 8'11 + wardrobe  
(3.76m x 2.72m + wardrobe)

- Bedroom  
12'3 x 9'2  
(3.73m x 2.79m)
- Bathroom
- Bedroom  
14'1 x 11'5  
(4.29m x 3.48m)
- En Suite
- Bedroom  
12'11 x 9'1 + wardrobe  
(3.94m x 2.77m + wardrobe)

Second Floor

- Master Bedroom  
26'3 x 21'  
(8.00m x 6.40m)
- En Suite

Exterior

- Front Garden
- Garage  
18'10 x 16'10  
(5.74m x 5.13m)
- Rear Garden

Property

Found in the quiet village of Preston is this most attractive detached family home, forming part of a small modern development within easy access to the city of Canterbury. This stunning home is contemporary throughout and boasts comprehensive and versatile accommodation. On the ground floor is an entrance hall, utility room and kitchen/dining room with doors overlooking the rear garden. There is a large living room opening onto the garden, separate study and WC. On the first floor are four bedrooms, one with an En-suite bathroom, plus the family bathroom. On the second floor is an impressive master bedroom, dressing area and en-suite bathroom. The property benefits from double glazed windows, gas fired central heating & a double garage. Call us now to view. This stunning home will tick all of your boxes and gives the new family a turnkey home, it is a wonderful size throughout and the size and finish will work for many a family looking for that something special.



Location

Preston is a quiet village, conveniently situated close to a number of local shops and village pubs. The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).



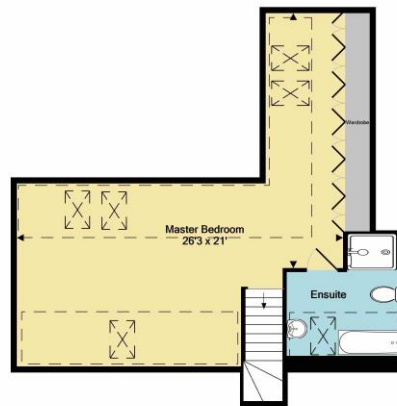




GROUND FLOOR  
APPROX. FLOOR  
AREA 1170 SQ.FT.  
(108.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 800 SQ.FT.  
(74.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2557 SQ.FT. (237.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 suitability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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