



7 Stourmouth Road
Preston | Canterbury | Kent | CT3 1HP

FINE & COUNTRY



Step inside

7 Stourmouth Road

This immaculate modern detached five bedroom family home was built about five years ago on the outskirts of the charming village of Preston and provides everything you want in a rural property but with all the advantages associated with contemporary living. It is opposite farmland yet is on a small development that provides a friendly and supportive community. It has an attractive external appearance with clapboarding at first floor level, a bay window and an inset front door. The property is set back from the road and, in summer, is almost completely hidden behind high hawthorn hedging. There is a good sized front lawn and wildlife pond bordering the tarmac drive that leads to the double garage and the front of the house and where you can park four or five cars.

The good sized hall leads to all the downstairs rooms and has engineered oak flooring that flows throughout the ground floor, including the kitchen/breakfast room that is the real 'hub of the household' and where the family spend much of their time. It has a recently installed shaker style kitchen with a central island/breakfast bar and delightful units housing a built in gas hob, self-cleaning oven and a combi microwave as well as an integrated fridge freezer, dishwasher and a tap that provides instant boiling water or filtered drinking water. The cosy seating area includes a large light and bright bay that resembles a conservatory with wide French doors to the beautifully landscaped rear garden. There is also an adjacent utility room with a door to the driveway and a large larder cupboard.

The delightful lounge has feature wall panelling and French doors to the decked gazebo while the elegant dining room with its bay window is ideal for those more formal occasions and family celebrations. The ground floor also includes a cloakroom and a delightful study just inside the front door where you can work from home and business visitors don't need to go through to the private part of the house.

Off the spacious U shaped galleried landing you will find a family bathroom with a bath and separate shower and five bedrooms. These include a guest double with a shower en suite, the first bedroom with fitted wardrobes and an en suite bathroom with a bath and shower as well as a single room that would make an excellent nursery or dressing room.

The easy to maintain rear garden is a delight. It includes a wooden gazebo style dining area on a raised decked area while a large seating area is provided by a spacious terrace that leads to wild meadow lawns interspersed with young trees and shrub borders as well as a wildlife pond. There is also a storage shed and access to the garage which has fitted cupboards and a wall of shelving.



Seller Insight

“ We bought the house from new just over five years ago and have thoroughly enjoyed our time here. We have upgraded the property by installing a new kitchen and flooring as well as having the rear garden landscaped. The garden is where we spend much of our time during the spring and summer as we feel that the gazebo and terrace provide us with two extra 'rooms'. It is a wonderful family home and is ideal when all the children and grandchildren come to stay as there is sufficient room for everyone not to be on top of each other with all the flexible accommodation available. However we have now decided to move nearer our children.

We love the area and the village as well as our own neighbourhood community. There is the Half Moon and Seven Stars pub in the village as well as a local shop and a wonderful garden centre with a cafe that does amazing food as does the Rising Sun pub in the next village of Stourmouth. It is a quiet and peaceful place and yet we are not too far from the Minster Service Station with its very useful co-op.

We are fairly central as it is no more than 20 minutes to the historic city of Canterbury with its high street stores, individual shops, bars and restaurants, the medieval Cinque port town of Sandwich and the beach at Herne Bay. While the Thanet Way provides easy access to London, the Thanet towns and Minster station for the high speed rail. There is a good primary school in the village and excellent state and private secondary schools in Sandwich and Canterbury.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road	
Sandwich	7.8 miles
Minster Station	6.5 miles
Canterbury West Station	9.8 miles
Ashford International	31.8 miles
Dover Docks	19.3 miles
Gatwick Airport	80.5 miles
Charing Cross	75.9 miles

By train from Minster

High-Speed St Pancras	1hr 14mins
Charing Cross	1hr 52mins
Victoria	1hr 40mins
Ashford International	34 mins

By Train from Canterbury West

High-Speed St. Pancras	54 mins
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Leisure Clubs & Facilities

Ash Bowling Club	01304 611414
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Princes Golf Club	01304 611118
Royal St Georges Golf Club	01304 613090

Healthcare

Ash Surgery	01304 812227
Littlebourne Surgery	01227 721515
Minster Surgery	01843 821333
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Preston Primary School	01227 722235
Cartright and Kelsey Primary	01304 812539
St Faiths	01304 813409
Northbourne Park	01304 611215
Kings Junior	01227 714000
St Edmunds	01227 475000
Kent College	01277 763231

Secondary Schools:

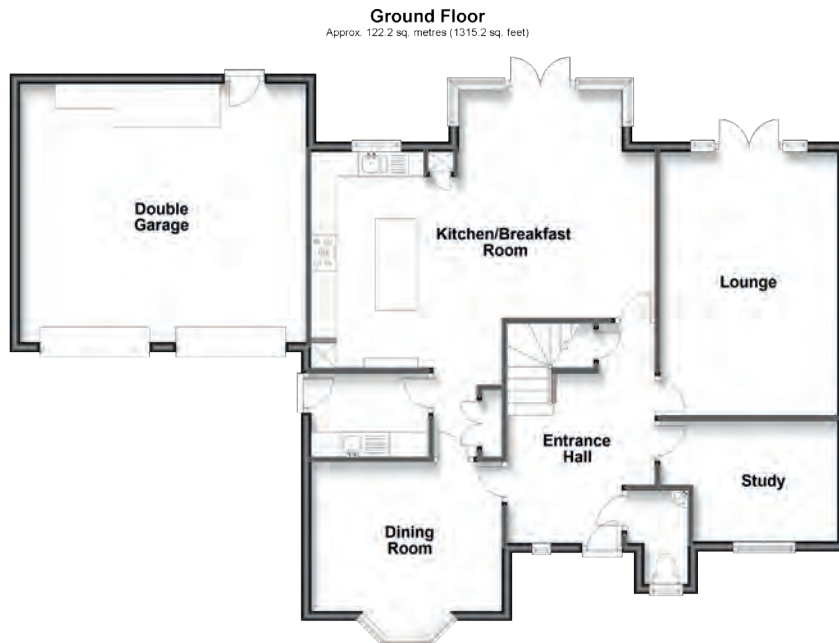
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Sir Roger Manwood's Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	02337 763231
St Edmunds	01227 475000
St Lawrence College	01843 808080

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Half Moon and Seven Stars	01227 722296
Rising Sun	01227 721364
The Black Pig	01304 813723
Dog and Duck Plucks Gutter	01823 821264

Local Attractions/Landmarks

Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Westbere Lake

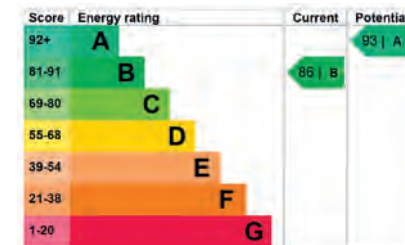


£700,000

EPC Rating: B

Council Tax Band: G

Tenure: Freehold



GROUND FLOOR

Entrance Hall	
Cloakroom	
Study	11'6 (3.51m) narrowing to 9'5 (2.87m) x 7'9 (2.36m)
Dining Room	12'5 (3.79m) x 11'1 into bay (3.38m) narrowing to 9'8 at narrowest point (2.95m)
Lounge	17'3 x 11'6 (5.26m x 3.51m)
Kitchen/Breakfast Room	14'2 x 12'5 (4.32m x 3.79m) plus 15'2 x 12'8 (4.63m x 3.86m)
Utility Room	7'7 x 5'5 (2.31m x 1.65m)

FIRST FLOOR

Landing	
Bedroom 5	9'3 (2.82m) x 8'6 (2.59m) narrowing to 7'7 (2.31m)
Bedroom 3	11'9 x 10'0 (3.58m x 3.05m)
Bedroom 2	13'4 (4.07m) x 11'1 (3.38m) narrowing to 10'5 (3.18m)
En Suite Shower Room	
Family Bath/Shower Room	
Bedroom 4	11'5 (3.48m) narrowing to 8'8 (2.64m) x 11'0 (3.36m)
Bedroom 1	14'8 into fitted wardrobes (4.47m) narrowing to 12'6 (3.81m) x 12'6 (3.81m)
En Suite Bath/Shower Room	

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double Garage	18'7 x 17'4 (5.67m x 5.29m)



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