



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 |
|------------------------|---------|

### 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              |

**Ground Floor**  
Approx. 122.2 sq. metres (1315.2 sq. feet)



**First Floor**  
Approx. 87.3 sq. metres (940.1 sq. feet)

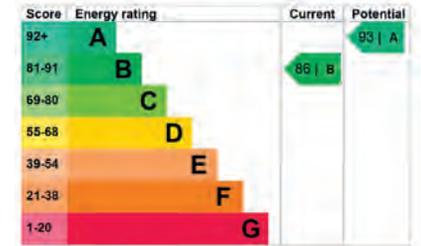


£ 700,000

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)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed





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