

**The Street, Preston, Canterbury, CT3 1EB**

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# The Street

Preston, Canterbury, CT3 1EB

**Guide Price £450,000**

**Freehold**

Situated in the heart of the popular village of Preston, this detached chalet-style bungalow offers a versatile and well-maintained home set within a generous plot. The property is presented in good order throughout and provides flexible accommodation suited to a range of lifestyles, combining comfortable living spaces with an attractive village setting.

The ground floor accommodation begins with a welcoming porch leading into an entrance hall that opens into the dining room, forming the central hub of the home. A spacious kitchen is positioned to the rear and benefits from a separate utility area and secondary entrance, offering practical day-to-day convenience. The living room is a bright and inviting space with sliding doors opening into a conservatory, which enjoys panoramic views across the surrounding gardens and creates a seamless connection between indoor and outdoor living. A ground-floor bedroom with fitted wardrobes completes this level,

The first floor is arranged around a central landing and offers two further well-proportioned double bedrooms, served by a four-piece family bathroom. This layout provides excellent flexibility for family living, home working or visiting guests.

Externally, the property benefits from a private driveway leading to a single garage, alongside a well-kept lawned front garden. To the rear, the generous garden is predominantly laid to lawn and framed by mature hedging, with established pathways.

Preston village is located just a short distance from the historic town of Sandwich and the popular village of Wingham, both offering a range of shops, pubs, cafés and everyday amenities. The area is well served by transport links, including nearby mainline railway stations at Sandwich and Adisham providing connections to Canterbury and the high-speed service to London. With reputable local schools, scenic countryside walks and convenient access to the A256 and surrounding villages.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

### Ground Floor

Porch	
Entrance Hall	
Dining Room	3.23 x 5.73 m
Kitchen	3.45 x 5.80 m
Utility	1.34 x 3.85 m
Living Room	3.44 x 5.80 m
Conservatory	3.21 x 3.53 m
Bedroom 1	3.63 x 3.80 m

### First Floor

Landing	
Bathroom	
Bedroom 2	3.56 x 3.72 m
Bedroom 3	3.53 x 3.68 m

### External

Garage	2.55 x 4.97 m
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**Services:** (Mains) Water, Gas, Electricity & Drainage.

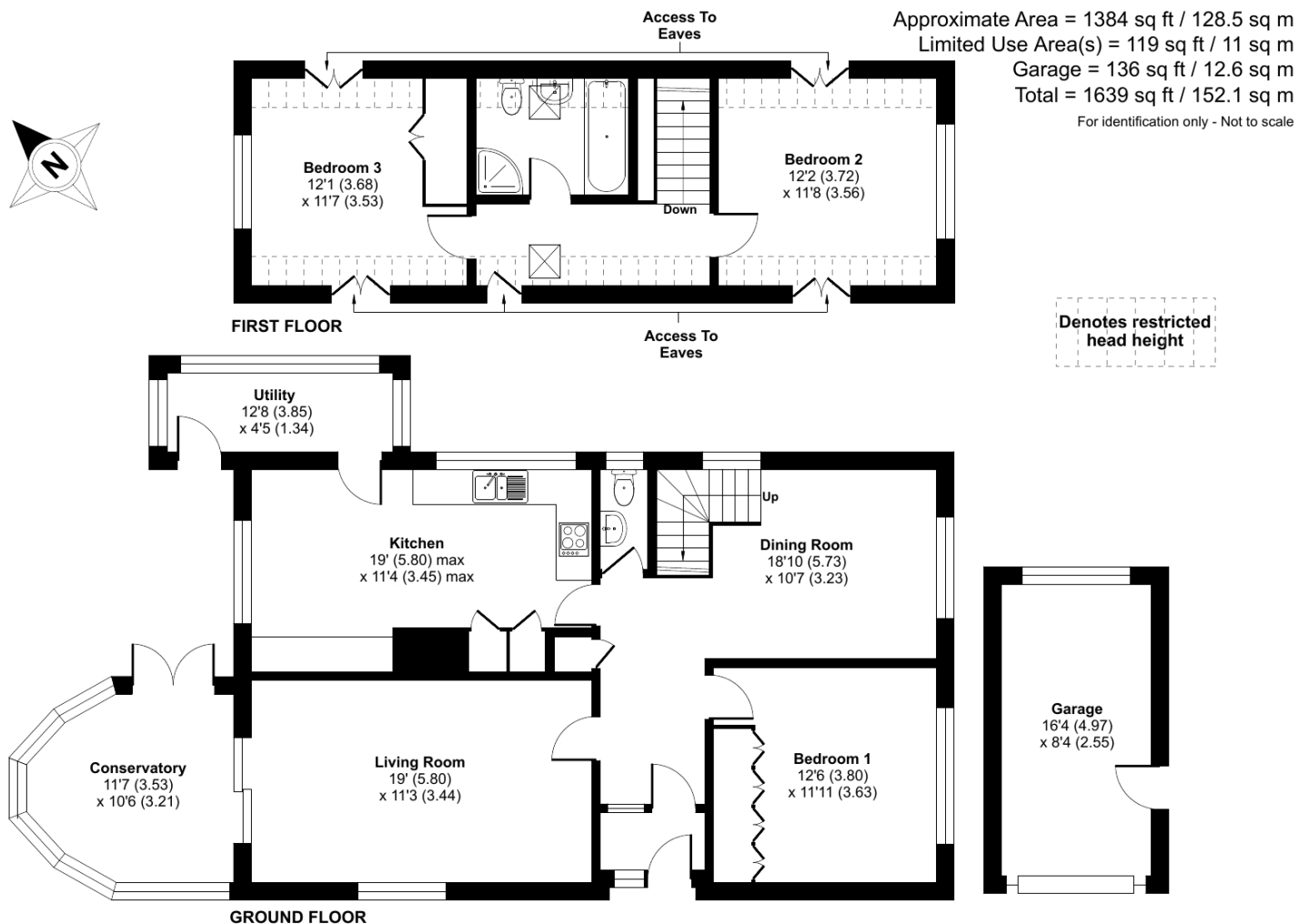
**Council Tax:** Band D (Dover District Council)

**Energy Rating:** Current 65 | D. Potential 77 | C.

**Viewing by appointment only:** Finn's Sandwich  
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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