



4 Park Cottages, Park Lane, The Forstal, Preston, Canterbury, Kent, CT3 1DS

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## 4 Park Cottages, Park Lane, The Forstal, Preston, Canterbury, CT3 1DS

### Guide Price £375,000 Freehold

Nestled at the end of a peaceful no-through lane in the picturesque village of Preston, this beautifully presented cottage offers the perfect blend of countryside charm and modern convenience. Located within easy reach of Canterbury's vibrant shops, restaurants, and excellent transport links to London, the home enjoys both seclusion and accessibility.

- A Charming Cottage in an Idyllic Village Setting
- Sitting Room With Wood Burning Stove
- Lovely Kitchen/Dining Room
- Three Large Bedrooms
- Beautiful Garden

The ground floor opens from a central entrance hall into a cosy living room, featuring a characterful wood-burning stove and a front-facing window that overlooks the front garden. To the rear, the spacious kitchen/dining room has a stable door leading to a mature, courtyard-style garden. This sunny outdoor space offers an idyllic retreat, ideal for relaxing or entertaining.





Upstairs, the property extends over a central archway, offering an impressive layout with three generous double bedrooms. The master bedroom benefits from an en-suite, while a large family bathroom serves the remaining rooms.

Lovingly maintained by the current owner, the home is immaculately presented throughout.

Preston itself is a sought-after village located around 9 miles east of Canterbury and 7 miles from Sandwich. Local amenities include a well-regarded primary school (rated 'Good' by OFSTED), a welcoming pub, excellent butchers and lots of countryside walks.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

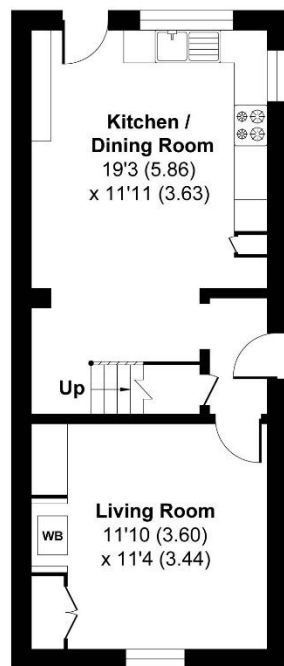
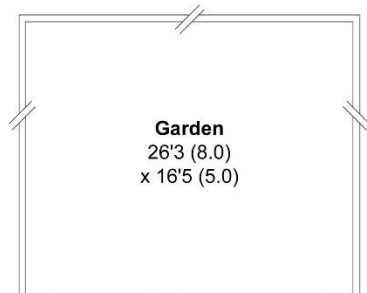
**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'C' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

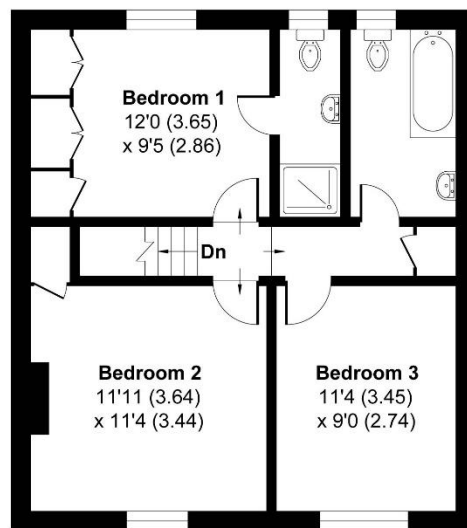
**Date:** These particulars were prepared on 16/6/25







**GROUND FLOOR**

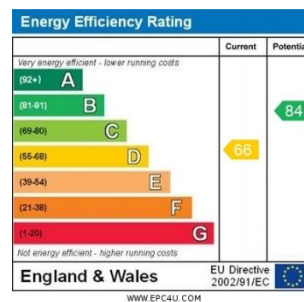
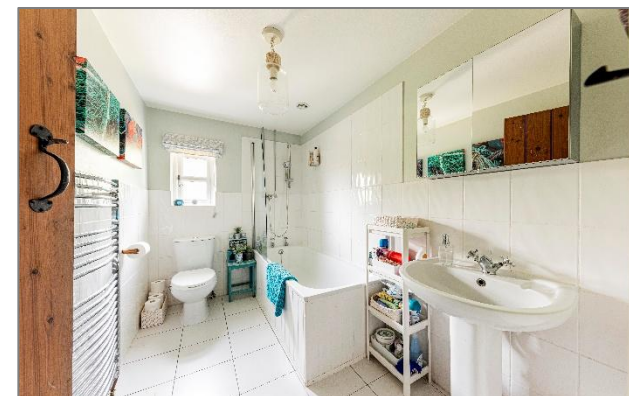


**FIRST FLOOR**

## Park Cottages, Preston

Approximate Gross Internal Area = 81.72 sq m / 879.62 sq ft

For identification only - Not to scale



**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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