



GUILDCREST ESTATES



**14 Grove Road
Preston, Canterbury CT3 1FS**





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**Grove Road
Preston, Canterbury, CT3
1FS
£695,000**

Guildcrest Estates are proud to present to the market this spacious and versatile executive 4 bedroom detached property which is situated in the beautiful village of Preston and surrounded by countryside.

The property can be found on the outskirts of this small development with rural views, plenty of curb appeal and internally offers the space for a growing family.

As you enter the property you are greeted by a spacious hallway with doors to the 3 reception rooms, kitchen/diner, utility room and cloakroom.

On the first floor there is a master bedroom with ensuite bathroom and walk-in wardrobe. There are a further 3 double bedrooms, with 1 ensuite bathroom and a spacious family bathroom.

The owners of this stunning home have built an outside entertaining space which is perfect for al fresco dining and the beautiful garden wraps around the property on 3 sides and has access to the double garage which has been partially divided to create a studio. The drive has ample parking and can accommodate 4 cars.

Living Room
16'11 x 12 (5.16m x 3.66m)





Study
12 x 7'1 (3.66m x 2.16m)

Reception Room
11'8 x 10'6 (3.56m x 3.20m)

Kitchen / Diner
21'5 x 14'4 (6.53m x 4.37m)

Utility
7'4 x 5'2 (2.24m x 1.57m)



Master Bedroom
24'4 x 11'10 (7.42m x 3.61m)

Bedroom
12'4 x 10'5 (3.76m x 3.18m)

Bedroom
11'11 x 10'9 (3.63m x 3.28m)

Bedroom
11 x 9'6 (3.35m x 2.90m)

Studio
16'4 x 8'9 (4.98m x 2.67m)

Garage
16'4 x 8'6 (4.98m x 2.59m)



Preston, Canterbury, CT3

Approximate Area = 1766 sq ft / 164 sq m

Garage = 145 sq ft / 13.5 sq m

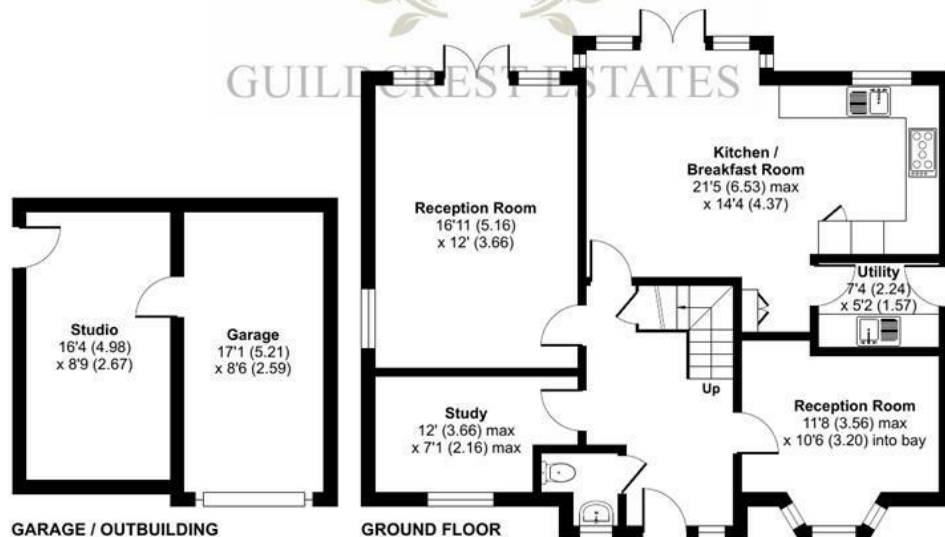
Outbuilding = 143 sq ft / 13.3 sq m

Total = 2054 sq ft / 190.8 sq m

For identification only - Not to scale



FIRST FLOOR



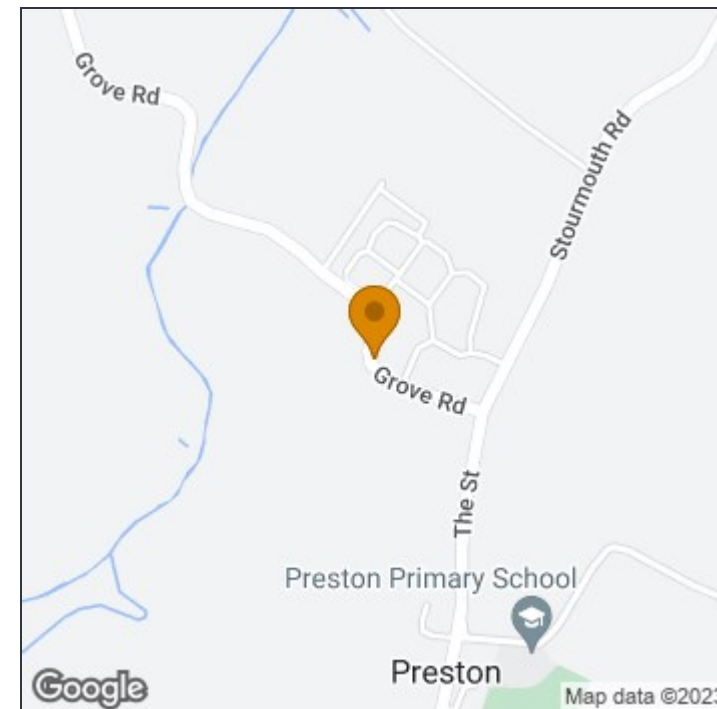
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Guildcrest Estates Ltd. REF: 926198



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Manston

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