



GUILDCREST ESTATES



4 Preston Meadows
Preston, Canterbury CT3 1FU





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Asking price £1,899,950

Guildcrest Estates are proud to present this stunning contemporary home, surrounded by the most beautiful gardens and natural meadow, in a quiet village location.

This grand and spacious home comprises of a light and airy entrance hall, which features a beautifully crafted, oak, floating staircase to the first floor, double height ceilings and views into the garden. From the entrance hall, you can access the open plan kitchen, dining / family room and from here you will find a utility room, large orangery and large gym / games room.

Back in the entrance hall, you will find a cloakroom, formal lounge and staircase to the first floor. The large double garage can also be accessed from the entrance hall.

With a double height wall, glazed from floor to ceiling and glazed balustrades, this magnificent staircase allows natural light to fill the space.

The galleried landing is a stunning feature and keeps the guest suite separated for additional privacy.

The landing then opens up into a vast space where access to the master bedroom with its ensuite, the large family bathroom, dressing room / bedroom 3 and large walk in closet / bedroom 4.

A second, carpeted staircase leads to the 2nd floor where you will find a home office, exceptionally large bedroom and separate bathroom.

This 'Smart' home features finger print entry, CCTV surrounding the property, fully alarmed, electric gates, low carbon heat pump, under floor heating throughout, electrically powered curtains and blinds and air conditioning.

Please note we are selling this property on behalf of our company director .

Entrance Hall

19'2" x 13'10" (5.85 x 4.23)

Kitchen / Dining / Family Room

35'9" x 20'10" (10.9 x 6.37)

Utility Room

11'5" x 5'10" (3.48 x 1.8)

Garage

21'3" x 19'2" (6.5 x 5.85)

Formal Lounge

20'8" x 14'10" (6.32 x 4.53)





Orangery / Sun Room / Conservatory

28'3" x 19'0" (8.62 x 5.80)

Gym / Games Room / Playroom

27'7" x 28'3" (8.42 x 8.62)

Landing

17'8" x 15'0" (5.41 x 4.58)

Master Bedroom

20'10" x 15'1" (6.37 x 4.62)

Ensuite 1

12'11" x 6'9" (3.96 x 2.07)

Bedroom 2

17'7" x 19'2" (5.36 x 5.85)

Walk In Closet / Bedroom 3

14'9" x 10'0" (4.50 x 3.05)

Dressing Room / Bedroom 4

16'7" x 10'0" (5.07 x 3.05)

Family Bathroom

15'5" x 7'6" (4.7 x 2.3)

Ensuite 2

6'8" x 8'2" (2.04 x 2.5)

Office

17'8" x 8'0" (5.40 x 2.46)

Bedroom 5

17'2" x 23'7" (5.24 x 7.20)

Loft Room / Storage Room

13'7" x 11'11" (4.16 x 3.65)

Garden

200'1" x 252'7" (61 x 77)

Exterior

Additional Features

Pool Building Plans





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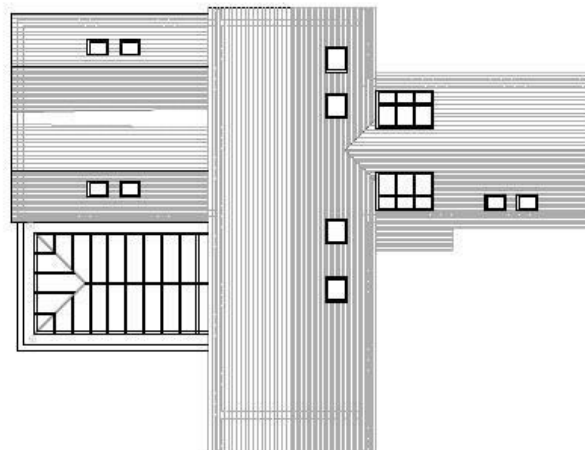
Ground Floor Plan



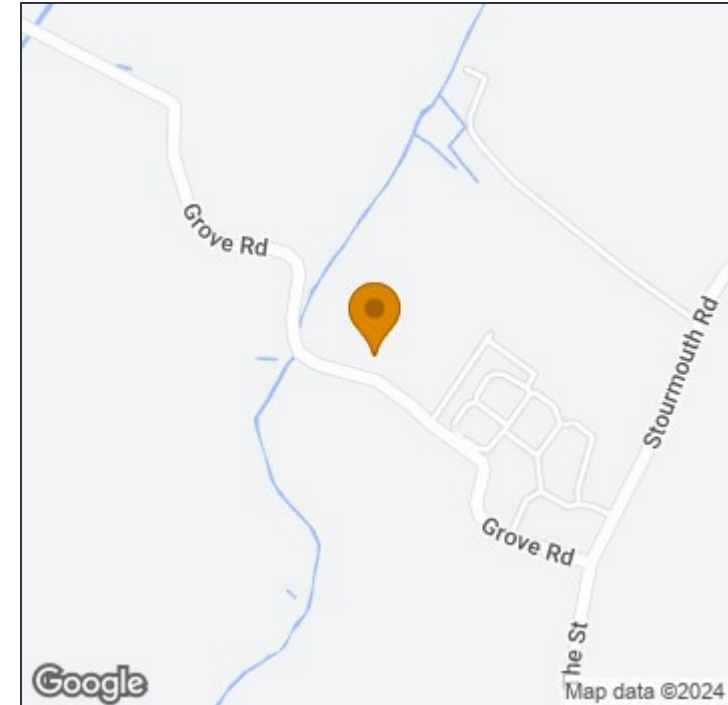
First Floor Plan



Second Floor (Loft) Plan



Roof Plan



Disclaimer

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