

Holly Trees
The Forstal, Preston



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Land and property. Since 1885.

A stylishly appointed detached family home, set on a peaceful lane in the popular village of Preston.

Holly Trees is beautifully presented throughout, and comprehensively renovated by the current owners, who have combined elegant contemporary fittings with carefully chosen character features, including traditional cast iron radiators, creating an exceptional family residence with stylish and comfortable accommodation for modern living.

To the front, the generous sitting room enjoys a south-facing aspect and twin bay windows flood the space with natural light. Wooden flooring and a log-burner create a welcoming atmosphere, while a wide square archway connects seamlessly to the open-plan L-shaped kitchen, dining and seating area at the rear. This extended living space is enhanced by a part-glazed ceiling and bi-fold doors opening onto the garden.

The kitchen is fitted with sleek charcoal-coloured cabinetry with marble worktops and splashbacks, complemented by a comprehensive range of premium integrated Gaggenau appliances, including twin ovens, induction hob, together with a wine cooler, built-in fridge-freezer, premium Miele dishwasher and extraction unit, and a Zip instant hot water tap.

The first floor provides three well-presented double bedrooms, including the generously proportioned principal bedroom, which benefits from an en suite bathroom with a roll-top bath and separate shower. The second bedroom features built-in mirrored wardrobes, while the remaining accommodation is served by a well-appointed family shower room.

Outside

Paved driveways either side of the house provide parking. The substantial garage is finished to a high standard, with fitted high-quality metal storage cabinets and a roller door, providing an excellent space for secure parking or a workshop.

1,875 sq ft (174 sq m) incl. garage

2 reception rooms

3 bedrooms

Garden

Garage

Freehold | Village

Guide price £750,000



The rear courtyard garden features paved terraces for alfresco dining together with raised planting beds enclosed by white-rendered walls. Steps rise to an elevated terrace where a generous, detached garden outbuilding provides an ideal home office or summer house.

Location

Preston is a small village located about eight miles from Canterbury and within easy reach of the beautiful Kent coastline. The village has a local pub, a village store and a primary school, while nearby Wingham offers a useful range of further amenities and shops, including a post office, greengrocers, village store, three pubs, a doctor's surgery, a dentist and a well-regarded primary school.

The city of Canterbury, with its wide range of cultural, sporting and recreational amenities, also has an array of well-regarded state and private sector schools, including the King's School, St Edmund's School, Kent College and the Simon Langton grammar schools.

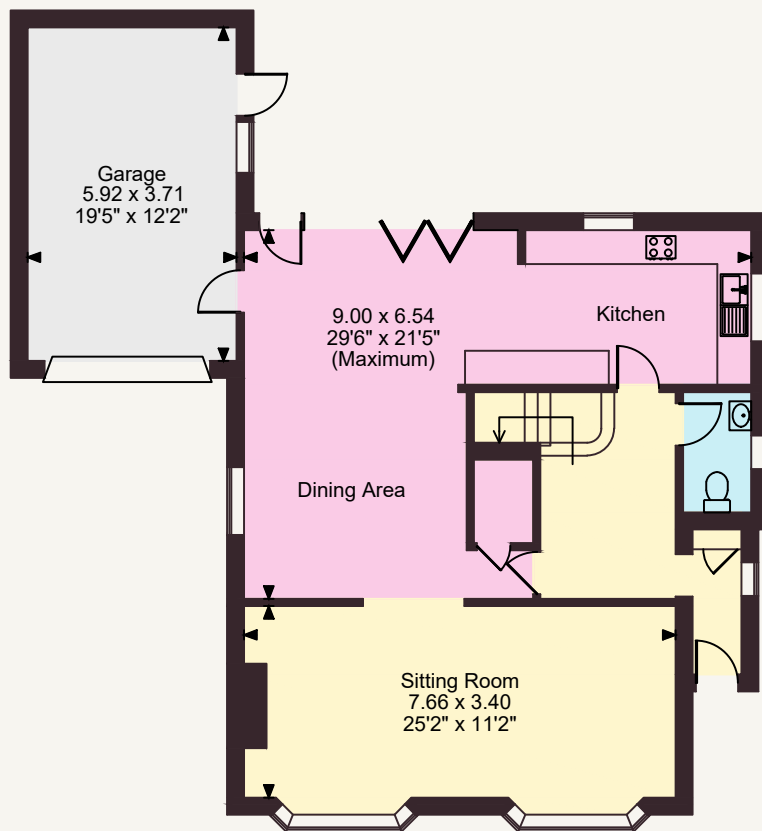
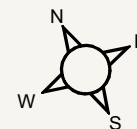
Canterbury has two mainline stations offering a variety of commuter and stopping services to London. The high-speed service to St. Pancras takes just under an hour from Canterbury West. The A2/M2 can be joined just south of Canterbury at Bridge and links with the remaining southern motorway systems, Heathrow and Gatwick airports. The area has good access to Continental Europe via the Port of Dover and Eurotunnel at Folkestone.

Postcode region: CT3

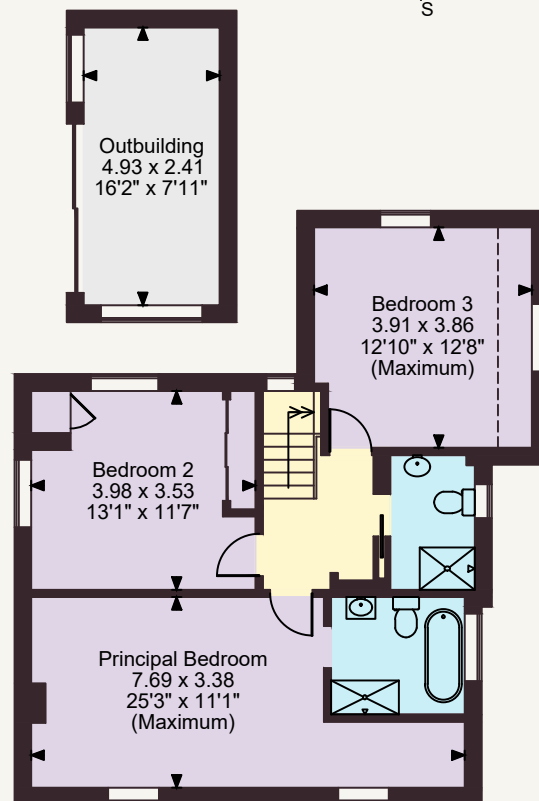
General

Local Authority: Dover District Council
Services: All mains services; gas heating
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Holly Trees The Forstal, Preston
 Main House internal area 1,639 sq ft (152 sq m)
 Garage internal area 236 sq ft (22 sq m)
 Outbuilding internal area 128 sq ft (12 sq m)
 Total internal area 2,003 sq ft (186 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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