



Deerson Farm Cottages, Deerson Lane, Preston, Canterbury, CT3 1EX

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Deerson Farm Cottages

Deerson Lane, Preston, Canterbury, CT3 1EX

Guide Price £625,000

Freehold

Tucked away in peaceful countryside between Canterbury and Sandwich, Deerson Farm Cottages is a beautifully presented semi-detached home offering the perfect balance of rural tranquillity and modern comfort. Set within grounds of around 1.12 acres, the property enjoys spacious living areas, generous gardens, and an impressive outbuilding with exciting potential for conversion (subject to planning).

Inside, the accommodation is light, welcoming and well maintained. The ground floor includes a fitted kitchen, shower room and a bright dining room overlooking the gardens, ideal for family meals and entertaining. To the front, the cosy lounge features a charming fireplace, creating a warm and inviting atmosphere. Upstairs, three comfortable bedrooms and a family bathroom provide flexible space for family life or home working.

Outside, a raised timber deck steps down to a large lawned garden, perfect for relaxing or hosting summer gatherings. Across the lane, a private parking area and ancillary workshop/garage sit within a further parcel of land and a fenced grazing paddock, offering space, privacy and endless possibilities.

Located just outside the sought-after village of Preston, the home is within easy reach of Canterbury and Sandwich, with excellent schools, local amenities and transport links nearby, the ideal countryside retreat within easy reach of the coast and city.



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

Ground Floor

Entrance Hall	1.75 x 3.00
Shower Room	
Kitchen	4.0 x 4.10
Dining Room	4.03 x 5.21
Living Room	3.84 x 3.94
Porch	

First Floor

Family Bathroom	
Bedroom 1	4.09 x 4.94
Bedroom 2	3.86 x 3.98
Bedroom 3	2.73 x 2.87

Workshop/ Garage

Garage	3.0 x 3.18
Workshop	3.02 x 5.64
Utility Area	3.02 x 4.49
Store 1	3.04 x 3.51
Store 2	2.45 x 3.16
External Store	1.92 x 3.56

Grounds 1.12-acres (approx.)

Services: (Mains) Water & Electricity. Private Drainage (Septic tank) & Oil-fired heating.

Council Tax: Band D (Dover District Council)

Energy Rating: Current 48 | E. Potential 66 | D.

Location: What3Word location:
///august.breezes.wove

Viewing by appointment only: Finn's Sandwich
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Deerson Farm Cottages, Preston

Approximate Gross Internal Area = 125.75 sq m / 1353.56 sq ft

Workshop / Garage = 64.57 sq m / 695.02 sq ft

Total = 190.32 sq m / 2048.58 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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