



Sheerwater Road, Elmstone, Preston, Canterbury, CT3 1HJ

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Sheerwater Road

Elmstone, Preston, Canterbury, CT3 1HJ

Guide Price £725,000

Freehold

The ground floor is introduced via an enclosed porch leading into an impressive entrance hall, where a gallery landing above creates a strong sense of space and light. From the hall, the accommodation flows into a designated home office, offering an ideal workspace for remote working, along with a separate reception room currently utilised as a family room or snug. The principal living room is positioned to the rear and features a wood burning stove as its focal point, with sliding doors opening into a conservatory that enjoys views across the rear garden. A separate dining room provides an additional reception space for formal or everyday dining and connects through to a modern bespoke fitted kitchen, complete with ample work surfaces, integrated appliances, and extensive storage. Completing the ground floor is a useful utility room and a separate downstairs cloakroom.

To the first floor, a central landing provides access to four well-proportioned double bedrooms. The principal bedroom is a generous dual-aspect room benefitting from a private en-suite bathroom. Three further double bedrooms are positioned around the landing, with those to the front enjoying views over the surrounding orchards, while those to the rear overlook the gardens and open farmland beyond. Two of the bedrooms benefit from built-in storage and additional eaves storage, while bedroom two further enhances the accommodation with access to a private balcony overlooking the front gardens and orchards. A modern four-piece family bathroom fitted to a high standard, completes the first-floor accommodation.

Externally, the property is approached via a sweeping driveway providing off-street parking for multiple vehicles, alongside a well-maintained front garden laid predominantly to lawn with mature shrubs and established flower borders. The rear garden is a particular feature, enjoying a sunny aspect and a generous overall size, with a large lawned area framed by mature trees, shrubs, and well-stocked flower beds. A covered patio area positioned towards the rear boundary provides an ideal space for outdoor seating and dining, taking in elevated views over the adjoining orchards and surrounding farmland.



Elmstone is a small and peaceful rural village closely associated with the neighbouring village of Preston, with the historic town of Sandwich and the village of Ash both located within a short drive. The area offers a blend of countryside living and accessibility, with local amenities, schooling options, and leisure facilities available in the surrounding settlements. Excellent road links provide access towards Canterbury and the wider East Kent region, making this an appealing location for those seeking a balance of rural surroundings and practical convenience.



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

Ground Floor

Living Room	3.95 x 6.04
Dining Room	3.56 x 3.62
Kitchen	3.94 x 5.17
Utility Room	3.05 x 3.26

First Floor

Bedroom 1	3.96 x 6.04
Ensuite	
Bedroom 2	2.92 x 5.0
Bedroom 3	3.56 x 3.94
Bedroom 4	2.83 x 3.79
Balcony	1.80 x 2.94
Bathroom	



Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band G (Dover District Council)

Energy Rating: Current _ | _ . Potential _ | _ .

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Sherwater Road, Elmstone

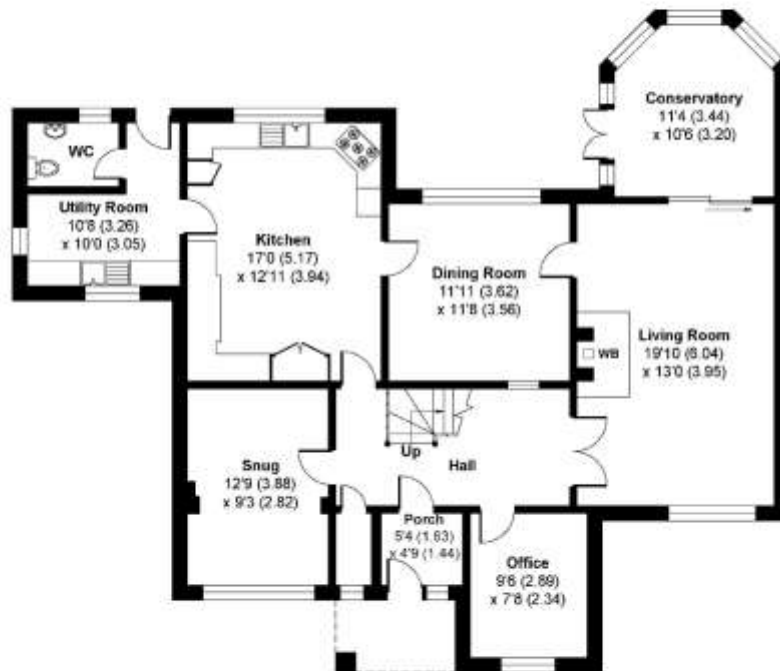
Approximate Gross Internal Area = 206.95 sq m / 2227.59 sq ft

Eaves = 8.86 sq m / 95.37 sq ft

Total = 215.81 sq m / 2322.96 sq ft

For identification only - Not to scale

 Restricted Head Height



GROUND FLOOR



FIRST FLOOR

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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