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Brindle Cottage, The Street, Preston, Canterbury, Kent, CT3 1DP

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**Brindle Cottage, The Street, Preston,
Canterbury, Kent, CT3 1DP**

£525,000 Freehold

This attractive four-bedroom detached home has been thoughtfully arranged to offer exceptional flexibility, making it ideal for multi-generational living. Designed to function either as one spacious family residence or with a generously proportioned self-contained one-bedroom annexe, complete with its own private entrance.

- Four-bedroom detached family home
- Flexible accommodation with annexe potential
- Ample off-road parking
- Beautifully presented throughout
- Two bathrooms
- Attractive rear garden
- Situated in the heart of this sought-after village

The front door opens into a welcoming and spacious entrance hall, leading through to the impressive double-aspect sitting room featuring a charming brick fireplace with wood-burning stove.

The generous kitchen/breakfast room is fitted with a range of wall and base units, offers space for appliances and benefits from an Aga. A second double-aspect reception room provides additional living space and features its own front door and staircase to the first floor, creating excellent potential for self-contained accommodation. A cloakroom and separate utility room complete the ground floor.



Upstairs, there are two landing areas, one of which is particularly spacious and currently serves as a study area. The first floor offers four double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property is set back from the road behind a driveway providing off-road parking for several vehicles. The majority of the garden lies to the rear, enjoying a sunny aspect and offering a lovely space for outdoor entertaining and family life. It is predominantly laid to lawn, enclosed by fencing and has a paved patio seating area.

Nestled in the heart of the Kent countryside, Preston is a picturesque village surrounded by rolling farmland and orchards, the village offers a peaceful rural setting while still being within easy reach of Canterbury, Sandwich, and the East Kent coast.

At the heart of the village is the beautiful St. Mildred's Church and a welcoming village pub, shop and a popular primary school currently rated 'Outstanding' by OFSTED.

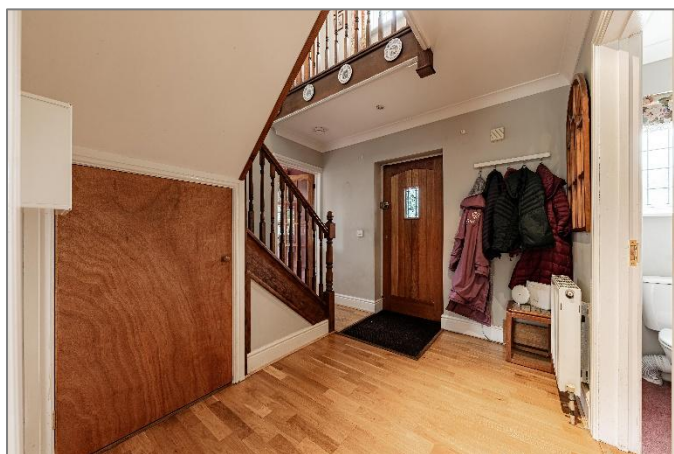
For those who enjoy the outdoors, the surrounding area offers idyllic walking and cycling routes, as well as easy access to nearby nature reserves and beaches. Excellent transport links by road make it simple to reach London or explore the rest of Kent, while Canterbury's historic city centre with its vibrant shopping, dining and cultural scene is just a short drive away.

Viewing: By appointment through Finn's, Sandwich, 01304 612147

Services: Mains electricity, water & drainage. Oil central heating

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 16/10/26

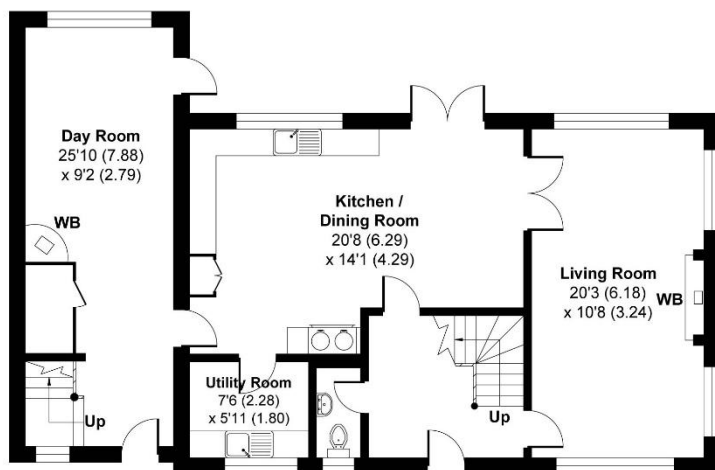


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

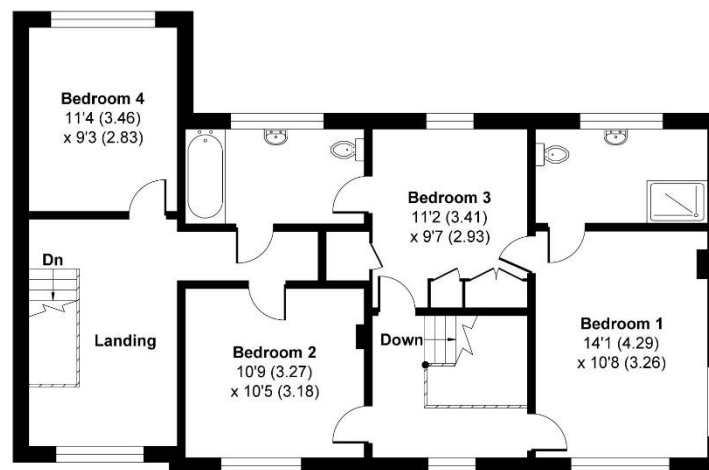
The Street, Preston

Approximate Gross Internal Area = 167.23 sq m / 1800.04 sq ft

For identification only - Not to scale



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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