

Church Hill, Preston

Guide Price: £575,000 – £625,000

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Church Hill

Preston

Set within the picturesque village of Elmstone, this exceptional four bedroom detached barn conversion offers a wonderful combination of contemporary living and rural surroundings. Originally a traditional pig barn, the property was converted in approximately 2019 and now provides around 2,000 sq. ft. of beautifully designed accommodation, with stunning views across the surrounding Kent countryside.

The property has been finished to an excellent standard throughout, offering a light and spacious interior with a modern, open plan layout. The combination of generous living accommodation, countryside views and its unique history makes this a particularly individual family home.

At the heart of the property is an impressive open plan living space, incorporating the kitchen, dining and lounge areas. The bespoke kitchen is a real feature, complete with a central island and contemporary fittings, creating a sociable environment for everyday family life and entertaining. The generous proportions provide plenty of flexibility for furniture arrangements, while the open layout gives the accommodation a wonderful sense of space.

The ground floor also offers three well proportioned bedrooms, providing excellent flexibility for family members, guests or those requiring a dedicated home office. A modern family bathroom serves these bedrooms, making the layout particularly practical for a variety of buyers.

A striking spiral staircase leads to the first floor, where the principal bedroom enjoys its own private space, complete with an en suite bathroom. This arrangement creates a degree of separation from the remaining bedrooms and provides an attractive retreat overlooking the surrounding countryside.

The property benefits from an all electric heating system, with underfloor heating throughout the ground floor and radiators upstairs. Double glazing is also fitted throughout. Externally, the property occupies a generous plot offering outside space and beautiful open views across the neighbouring fields.

EPC Rating D

Some images may have been enhanced by AI for illustrative purposes only













Porch

Entrance

Lounge/ Diner/ Kitchen
25'9" x 23' (7.85m x 7m)

Bedroom
8'4" x 6'4" (2.54m x 1.93m)

Bedroom
11'7" x 8'4" (3.53m x 2.54m)

Bedroom
11'6" x 10'6" (3.5m x 3.2m)

Bathroom

First Floor

Bedroom
23'2" x 18'11" (7.06m x 5.77m)

Ensuite Bathroom

External

Garden

Driveway

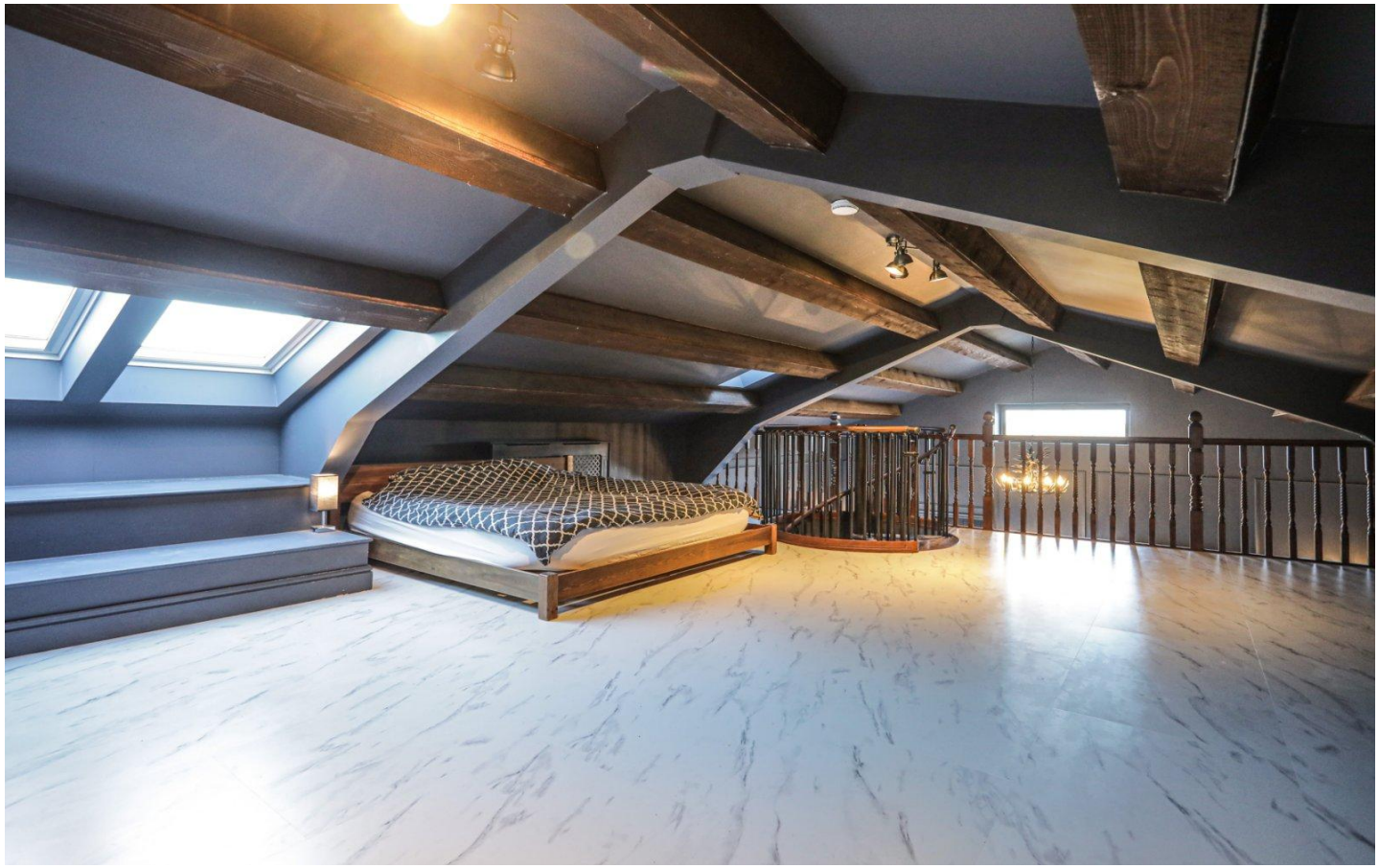


Location Summary

Preston is a quiet village, conveniently situated close to a number of local shops and village pubs. The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

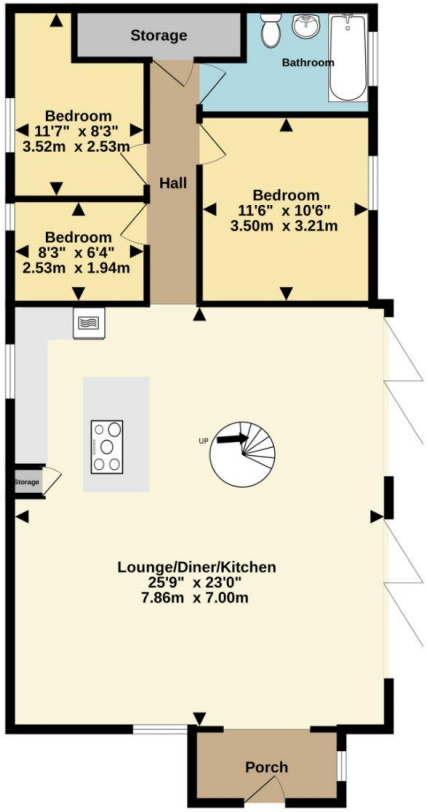
Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).



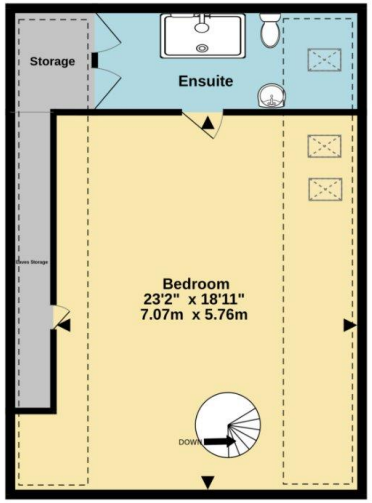




GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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