



Longmete House
Longmete Road | Preston | Canterbury | Kent | CT3 1DL



Step inside

Longmete House

Gone are the days when this charming detached family home was the local police house. It has been extended and modernised in recent years and nestles in a large 0.3633 of an acre plot with stunning countryside views in both directions. Located on the outskirts of Preston it is accessed down a country lane and set well back from the road with a block paved driveway, where you can park a number of vehicles. The drive leads to the single garage and a gate to the front garden and is bordered by a large lawn with a path to the modern front door. This opens into a spacious L-shaped hall with a door to the elegant dual aspect living room that has a charming fireplace incorporating a carved wood surround and French doors to the rear terrace with floor to ceiling side windows, providing plenty of natural light. There is an excellent snug that offers delightful views across farmland as far as the eye can see and this leads to a study/fifth bedroom with an en suite shower room and an equally lovely outlook. This area could always become independent accommodation for elderly family members or older children wanting a bit of private space.

An internal window from the hall gives you a glimpse of the light and bright dining room where the family spend much of their time. It is accessed from the kitchen and breakfast area and has wide French doors to the garden and a large skylight. The modern U-shaped kitchen includes a smart Stoves range cooker and high quality flat fronted white units with hard wearing worktops housing an integrated dishwasher and freezer while still leaving plenty of space for a table and chairs. There is access to the adjacent utility room and a fascinating drinks cabinet with mood lighting as well as an external door.

The first floor galleried landing includes fitted cupboards with internal shelving and leads to the contemporary family bathroom with a trendy bath and a wet room style shower as well as four double bedrooms that all have gorgeous rural views. One has built-in cupboards and another has views in both directions while the dual aspect main bedroom not only has wonderful views but also includes a walk-in wardrobe/dressing room and an en suite shower.

The large rear garden is mainly laid to lawn that backs onto paddocks and is interspersed with impressive mature trees and shrub beds. There is a wraparound terrace where you can sit and admire the surroundings or enjoy outdoor entertaining as well as a potting shed, storage shed and a detached summer house/workshop. This has been insulated and includes electrics and lighting so could always be converted into a studio or separate office for anyone who wants to work from home without being interrupted by activities in the house.











Seller Insight

“ We bought this house about seven years ago as a bit of a 'project' and during our time here we have created two additional bedrooms including the new main bedroom and enhanced the exterior. We fell in love with the position and the views and have excellent neighbours. But we are now retiring and starting a new chapter in our lives but hope a new family will be able to enjoy everything we have done here. The village is charming with a local shop, the historic Half Moon and Seven Stars pub that has been serving ale since 1570 and the wonderful Coppers garden centre with a restaurant that does amazing food and has become a local 'meeting place.' There is a village hall that offers a variety of activities from table tennis to toddler groups and yoga to gardening and a primary school rated Good by Ofsted with certain areas rated Outstanding as well as a bus service that includes taking children to secondary schools in Canterbury, Sandwich and Thanet. While for horsey enthusiasts there is the Shotfield Equestrian Centre.

It is a quiet and peaceful place and yet we are not too far from the Minster Service Station with its very useful co-op and Minster station will get you to London in under an hour and a quarter. There is also Wingham with its pub/restaurants and the nearby Gibsons farm shop/food hall selling excellent local produce. The historic city of Canterbury is less than 10 miles and includes a wide variety of UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and two cinemas as well as the Marlowe and Gulbenkian theatres and two stations. There are also excellent private schools, three universities and a further education college as well as the Kent cricket ground and a swimming pool. The medieval Cinque port town of Sandwich is even closer with its wonderful buildings and championship golf courses for golfing aficionados while the Thanet Way is easily accessible for London, the Thanet towns and Minster station for the high speed rail.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road:	
Sandwich	7.1 miles
Minster Station	7.4 miles
Canterbury West Station	9.7 miles
Ashford International	31.7 miles
Dover Docks	17.6 miles
Gatwick Airport	76.1 miles
Charing Cross	71.5 miles

By train from Thanet Parkway	
High Speed St Pancras	1hr 10mins
Charing Cross	1hr 49mins
Victoria	1hr 45mins
Ashford International	31mins

By Train from Canterbury West	
High-Speed St. Pancras	54 mins

Healthcare

Ash Surgery	01304 812227
Littlebourne Surgery	01227 721515
Minster Surgery	01843 821333
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Leisure Clubs & Facilities

Ash Bowling Club	01304 611414
Westbere Frostbite Sailing Assoc	01227 830272
Mid Kent Fisheries (Westbere)	01227 730668
Polo Farm Sports Club	01227 769159
Princes Golf Club	01304 611118
Royal St Georges Golf Club	01304 613090

Education

Primary Schools:

Preston Primary School	01227 722235
Cartright and Kelsey Primary	01304 812539
St Faiths, Ash	01304 813409
Northbourne Park	01304 611215
Kings Junior	01227 714000

Secondary Schools:

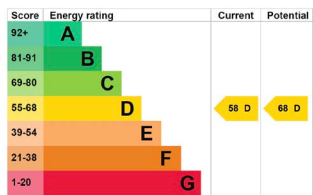
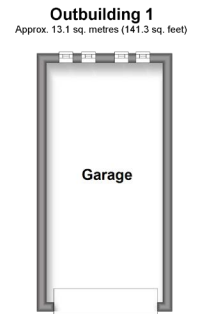
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Sir Roger Manwood's Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231
St Lawrence College	01843 808080

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Half Moon and Seven Stars	01227 722296
Rising Sun	01227 721364
The Black Pig	01304 813723
Dog and Duck Plucks Gutter	01823 821264

Local Attractions/Landmarks

Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Westbere Lake



GROUND FLOOR

Entrance Hall	
Living Room	16'3 x 11'10 (4.96m x 3.61m)
Snug	13'0 x 12'11 (3.97m x 3.94m)
Study	12'0 x 9'11 (3.66m x 3.02m)
Shower Room	9'5 x 5'3 (2.87m x 1.60m)
Dining Room	22'2 x 10'0 (6.76m x 3.05m)
Kitchen	10'10 x 8'3 (3.30m x 2.52m)
Breakfast Area	12'0 x 9'2 (3.66m x 2.80m)
Utility Room	11'1 x 5'3 (3.38m x 1.60m)

FIRST FLOOR

Landing	
Bathroom	8'10 (2.69m) narrowing to 6'6 (1.98m) x 8'3 (2.52m)
Bedroom 4	11'2 x 10'6 (3.41m x 3.20m)
Bedroom 3	12'0 x 10'11 (3.66m x 3.33m)
Bedroom 2	13'0 x 10'5 (3.97m x 3.18m)
Main Bedroom	17'2 x 12'0 (5.24m x 3.66m)
En Suite Shower Room	7'7 x 5'8 (2.31m x 1.73m)
Walk In Wardrobe/Dressing Room	11'8 x 6'11 (3.56m x 2.11m)

OUTSIDE

Front Garden
Drive
Rear Garden

OUTBUILDING 1

Garage

OUTBUILDING 2

Summer house/Workshop

£800,000

Council Tax Band: E

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 16.02.2024





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