EQUUS

Country & Equestrian

KINGFISHERS

# KINGFISHERS, Longmete Road, Preston, Nr Canterbury, Kent, CT3 1DL

SOLD - A four bedroom family detached chalet-style residence set within 2.5 acres (*TBV) of gardens and equestrian facilities, occupying a sought-after semi-rural position in the village of Preston. Offering excellent riding out, cycling routes and countryside walks directly from the doorstep, this property presents an enviable country lifestyle opportunity.

The Equestrian facilities are well arranged and include four paddocks, two stable blocks comprising five loose boxes, a 40m x 20m riding arena, hay store, substantial outbuildings and garages, all offering further potential subject to the necessary planning consents.

The spacious and versatile accommodation is beautifully light and airy throughout, ideally suited to modern family living. The ground floor comprises an enclosed entrance porch,reception hall, impressive open-plan sitting/dining room, fitted kitchen/breakfast room with integrated appliances, family bathroom and two double bedrooms, one of which is currently utilised as a study. To the first floor are two further generous double bedrooms together with a contemporary shower room.

Externally, the property enjoys delightful open aspects to the front across neighbouring farmland and is approached via an in-and-out gravel driveway providing extensive off-road parking. A separate vehicular side access, suitable for horseboxes, leads directly to the stable yard and additional parking areas. To the rear, a paved sun terrace offers an ideal space for outdoor entertaining, complemented by lawned gardens and mature conifer boundaries providing privacy and seclusion.

Combining rural charm with excellent versatility, this home offers the perfect blend of country living and modern convenience, all within easy reach of Canterbury and surrounding amenities. A rare opportunity to acquire a substantial equestrian property in a village setting.

## SITUATION & LOCATION

The charming and sought-after village of Preston is ideally positioned between the historic town of Sandwich and the well-served village of Wingham.
Within the village itself are the welcoming The Half Moon & Seven Stars public house, a village shop, reputable butchers, and a primary school. Surrounded by beautiful countryside, Preston is perfect for walking, cycling, and riding enthusiasts. A short distance away lies the picturesque town of Sandwich, one of the original Cinque Ports, offering an excellent range of amenities including a supermarket, independent shops, post office, chemist, doctors' and dental surgeries, together with a variety of restaurants and public houses. The town also benefits from a selection of highly regarded schools and leisure facilities.
Excellent transport links are available via road and rail, with mainline stations at Sandwich and Adisham providing connections to the City of Canterbury and high-speed services to London St Pancras International.
For leisure enthusiasts, both Prince's Golf Club and Royal St George's Golf Club are close by at Sandwich Bay, while the impressive Dover Leisure Centre at Whitfield is approximately a 15-minute drive away.

## LAND & GROUNDS

*The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

Agents Mote : There is public footpath that runs along the perimeter of the land behind the stables but this fenced outside as a pathway.

## MATERIAL INFORMATION & SERVICES

TENURE: Freehold
PROPERTY TYPE: Detached
PROPERTY CONSTRUCTION: Brick with rendering
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Private in and out drive to front for vehicles and rear parking
FLOOD RISK: Zone 1
TITLE NUMBER/S: K553421/K559151
LOCAL AUTHORITY: Dover District Council
TAX BAND: E
EPC RATING: Full ratings & advisories/estimated costs are now online at the .gov web site:
https://find-energy-certificate.digital.communities.gov.uk/
MAIN HOUSE - SERVICES
HEATING: Mains Gas
SEWAGE: Mains Drainage
WATER SUPPLY: Mains
ELECTRICITY SUPPLY: Mains
OUTBUILDING/STABLES - SERVICES:
ELECTRICITY SUPPLY: To stables and some outbuildings
PROPERTY TYPE: Detached
PROPERTY CONSTRUCTION: A mix of block-built stables and outbuildings

## HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the

property and surrounding local area before proceeding in a purchase: www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org https://checker.ofcom.org.uk/en-gb/mobile-coverage https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics

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**VIEWING ARRANGEMENTS**

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
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E: sales@equusproperty.co.uk
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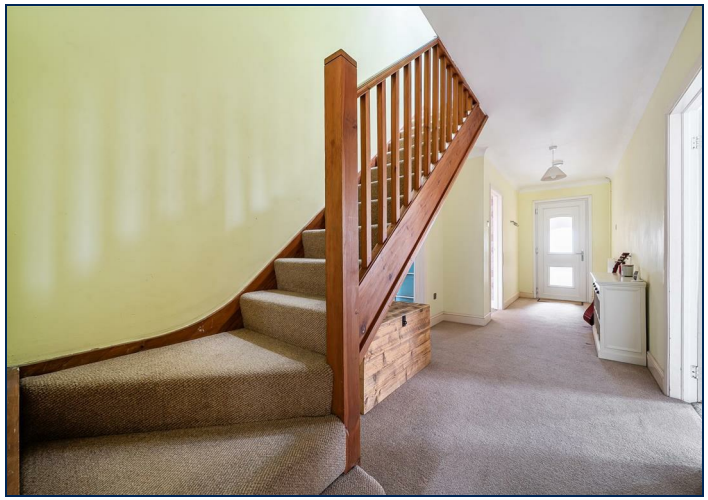
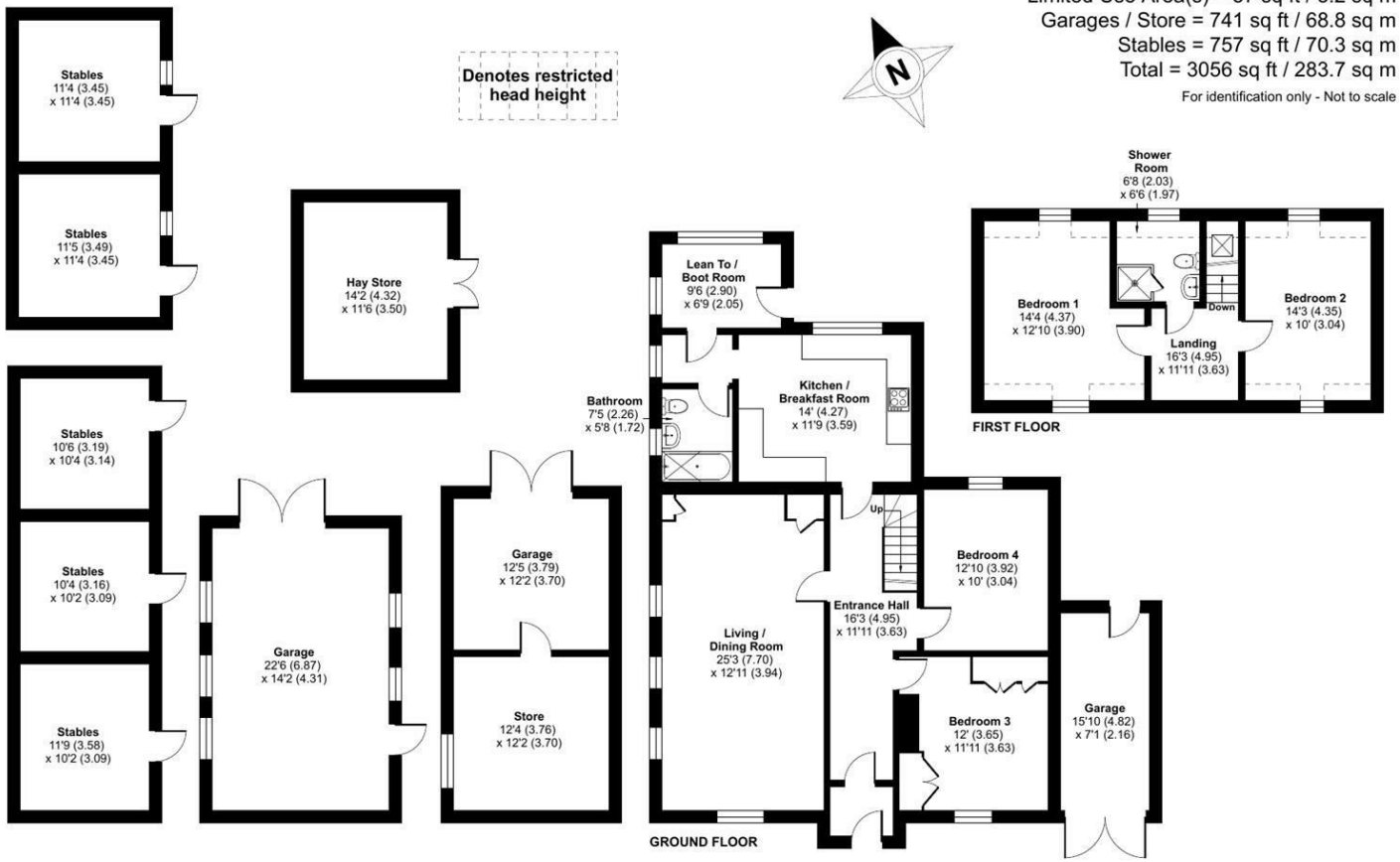
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock should not be touched and all gates left shut or closed after use.

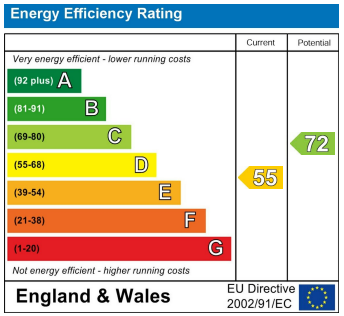
## Guide price £750,000

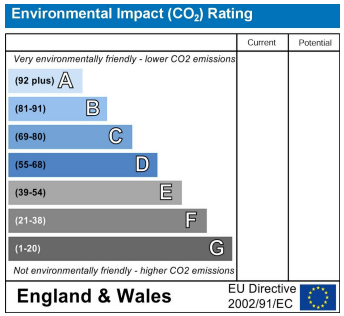


Approximate Area = 1501 sq ft / 139.4 sq m
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Garages / Store = 741 sq ft / 68.8 sq m
Stables = 757 sq ft / 70.3 sq m
Total = 3056 sq ft / 283.7 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Equus Property. REF: 1456212

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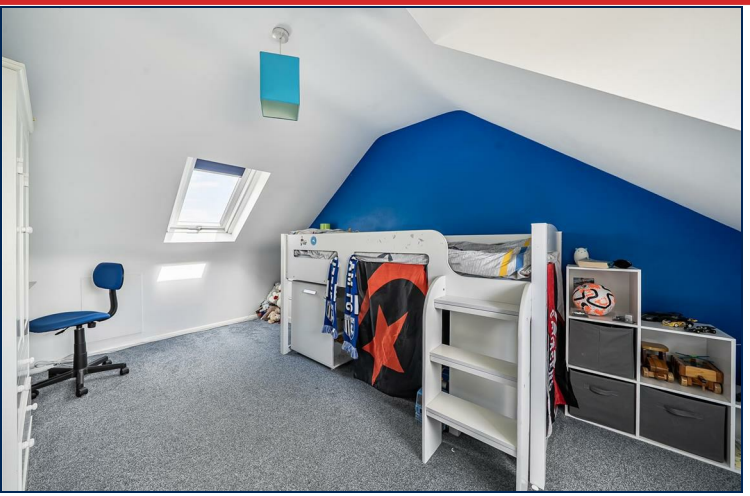

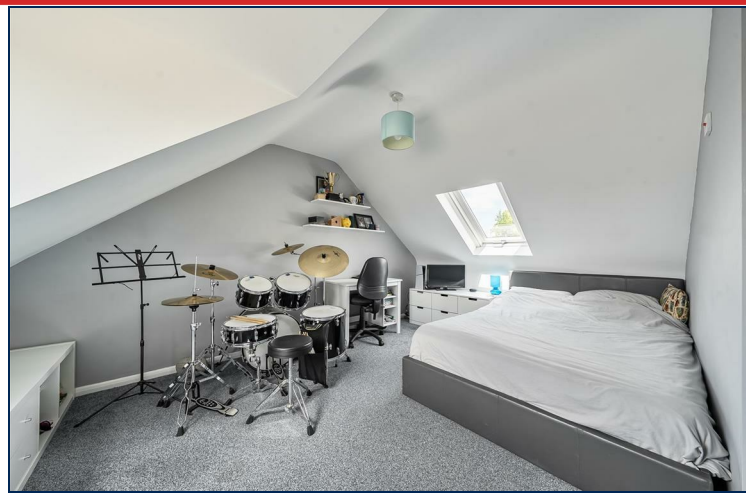

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