





**Mill House  
Grove Road  
Preston, Wingham  
Canterbury, Kent CT3 1EE**

Sandwich 6 ½ miles A2 (for M2) 8 miles  
Canterbury (St Pancras 52 minutes) 9 miles

**A beautifully presented, detached Victorian house providing superb accommodation set within landscaped gardens**

- Double reception Room
- Large conservatory/dining room
- Study
- Kitchen; Utility Room
- Breakfast Room
- Cloakroom
- Principal double bedroom & bathroom suite
- Two further double bedrooms
- Single bedroom
- Family shower room
- Gas central heating
- Two large paved terraces
- Summerhouse; Garden store; Freezer area
- Landscaped lawned gardens



**Viewing by appointment only**  
**01227 469869**  
[office@skyhunter.co.uk](mailto:office@skyhunter.co.uk)  
[www.skyhunter.co.uk](http://www.skyhunter.co.uk)

**Property Ref: SP1454 – 10.20**

**Situation**

Mill House comprises a beautifully presented and refurbished Victorian house occupying a highly accessible setting on the edge of Preston, 1½ miles North of Wingham, itself some 7 miles East of Canterbury.

Preston retains an Ofsted rated primary school, village stores, pub, well-regarded butchers and a garden centre with coffee shop. Wingham, established as a village in Roman times, expanded during the Middle Ages due to the prominence of nearby Sandwich as a Cinque Port.

Over successive centuries the village has grown, without detriment to its character and now provides a variety of amenities, including a primary school, doctor's and dentist's surgeries, post office, village stores, baker, pubs and a church.

There is a further primary school in Wingham, a kindergarten school at nearby Ash (St Faith's) and Junior Kings Preparatory School is at Sturry.

Extensive wider facilities are provided by the Cathedral City of Canterbury, including a comprehensive choice of shops, state (Simon Langton Grammar) and private schools (The King's School, St Edmund's), recreational, sporting and cultural opportunities.

Three bus services pass along Wingham high street and trains from Adisham and Bekesbourne link up at Canterbury with the Javelin High Speed train services to London St Pancras being just 56 minutes.

For cross-Channel services, the port of Dover, the Eurotunnel Terminal at Cheriton and Ashford International for Eurostar are all within easy driving distance. There is access onto the A2 some 8 miles to the south, which opens up the journey westwards and links up with the national motorway network.

The area is well known for its several famous Golf Links, including Royal St George's, regular hosts of The Open Golf Championship, together with Royal Cinque Ports and Prince's.

Other sporting and recreational pursuits include first class cricket in Canterbury, sailing on the coast, day trips to France via Eurotunnel and ferries, and pleasant walks along footpaths and bridleways in the surrounding countryside.

**Description**

Mill House was built in the last decade of the 19<sup>th</sup> century and is constructed in the traditional manner of brickwork walls with predominantly sash windows under a pitched, slate roof.

This fine house, which retains much of the period charm and character of the age, has been beautifully refurbished by the current interior designer owners with excellent floor coverings, and décor throughout including shuttered windows to a number of the bedrooms. Set back from Grove Road with a gravelled area providing off street parking for 4/5 cars, the front door opens to:

**Ground Floor**

**Breakfast Room** Featuring a large island unit with range of fitted cupboards and drawers; larder cupboard; wine fridge, built in fridge; meter cupboard; balustraded staircase to first floor; door to understairs:

**Cloakroom** Low-level WC and wash basin

From the breakfast room there are openings either side of a chimneybreast to:

**Kitchen** Overlooking and with a stable door to the rear terrace and garden; range of fitted cupboards with Corian worksurfaces; gas Rangemaster 5 ring range oven; built in cupboard; opening to:

**Sitting Room** An excellent room for entertaining with fireplace with fitted log effect gas fire and slate hearth; opening to:

**Conservatory/Dining Room** Again ideal for entertaining with an attractive outlook over the garden; double glazed French doors to terrace; panelled ceiling; door to:

The former garage comprising:

Utility Room tiled floor; fitted cupboards and stainless steel sink unit; space for fridge/freezer; plumbing for washing machine and space for tumble dryer; door to:

Study Vaulted ceiling; shuttered window

From the breakfast room a balustraded staircase rises to the:

First Floor

Landing With hatch to roof space; boiler cupboard with Worcester combination gas boiler; Mega Flow pressurised hot water tank; doors to:

Principal Bedroom Suite comprising:

Double Bedroom Victorian fireplace flanked by fitted wardrobe cupboards, door to ensuite:

Bathroom Fitted bath, wash basin, low level WC; heated towel rail

Double Bedroom 2 Victorian fireplace with fitted wardrobe cupboard

Double Bedroom 3 Victorian fireplace with fitted wardrobe cupboard and shuttered window overlooking rear terrace and garden

Bedroom 4 A delightful single bedroom with Victorian fireplace. Fitted wardrobe cupboard and shuttered window overlooking the rear garden

Family Shower Room Fully tiled with shower cubicle, wash basin low level WC and heated towel rail

#### Gardens & Grounds

To the front of the house is a gravelled parking area with space for 4/5 cars. This leads around to the left hand side where there is a raised vegetable bed, beyond which is the former garage (now a study). From the parking area, a gate opens to an extensive, delightful, paved terrace with box hedging, gravel beds and fine views to the West over the adjoining countryside.

From the kitchen a stable door opens to an excellent, illuminated South facing paved terrace with raised beds and brick retaining walls and herbaceous borders – this leads on via a pergola with honeysuckle, electricity and light points, barbecue area etc, to the side paved terrace.

Beyond the terrace is an extensive, level lawned garden bounded by herbaceous and shrub borders and high fencing with a timber and felt summerhouse, together with a seating area, Mulberry tree and 10' x 8' garden store, covered freezer area with electricity points and

dustbin storage area. A gate then opens back onto the driveway.

#### General Information

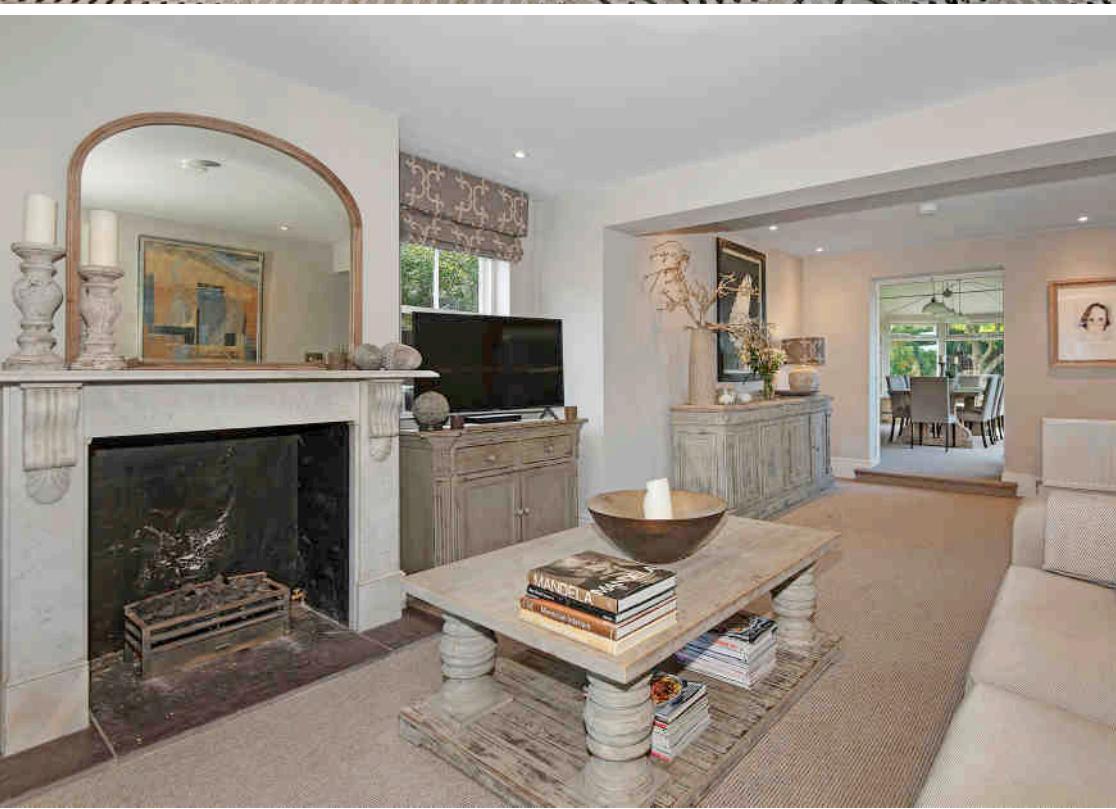
Services: Mains water, gas, electricity and drainage.

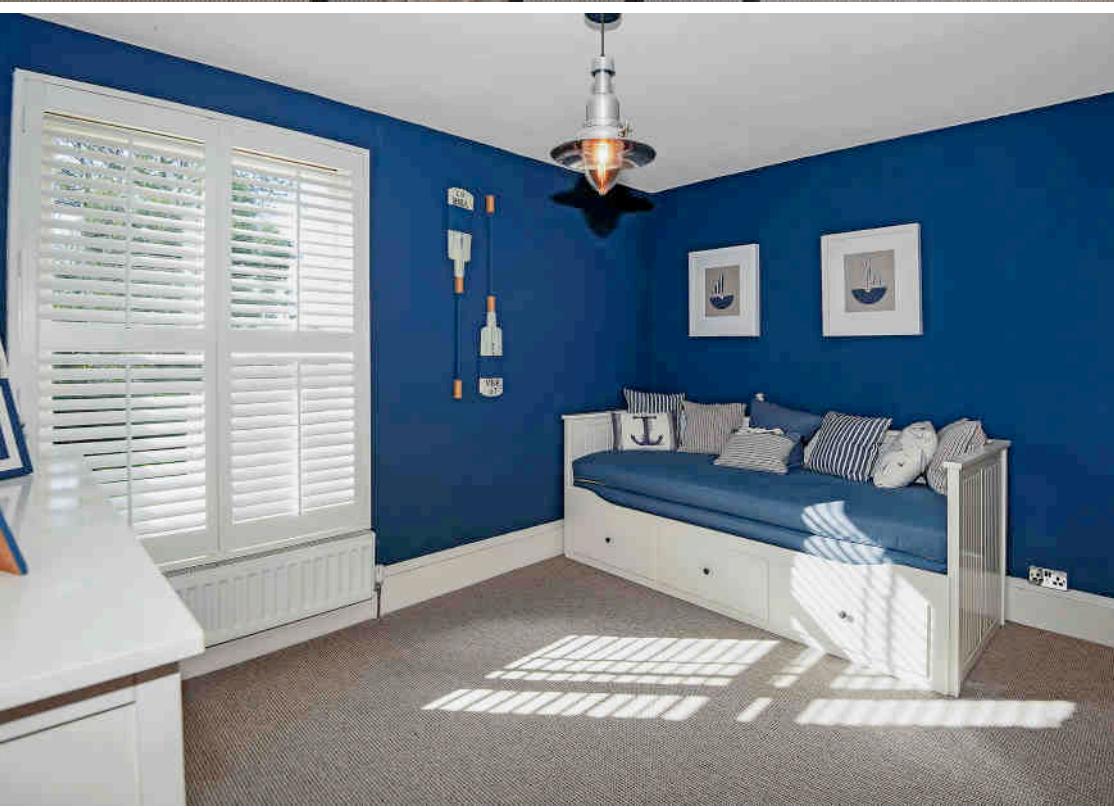
Local Authority: Dover District Council, Council Offices

White Cliffs Business Park, Dover, Kent CT16 3PJ

Council Tax Band: House - G (£3128.98 for 2020/21)









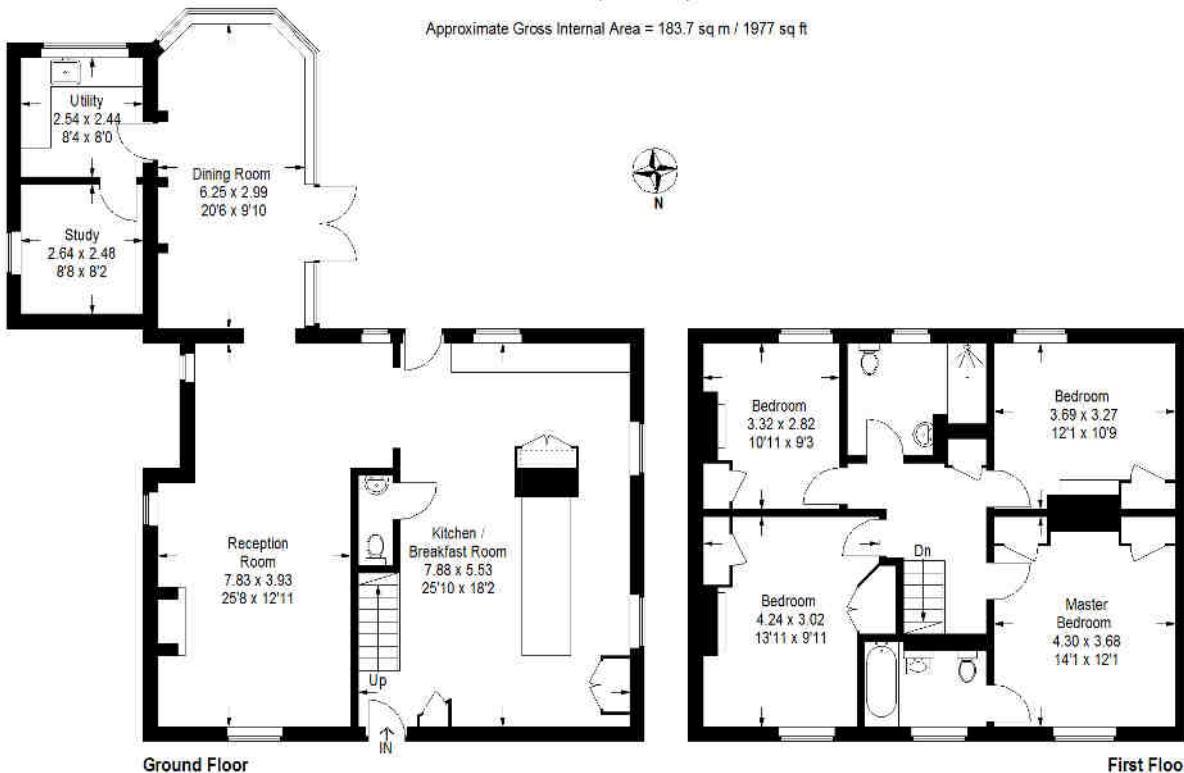
Skyhunter Property Consultants and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that:

- (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
  - (ii) No person in the employment of or agent of or consultant to Skyhunter Property Consultants has any authority to make or give any representation or warranty whatsoever to this property
  - (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ
  - (iv) It must not be assumed that the property has all the required planning or building consents.
- Skyhunter Property Consultants is the trading name of Skyhunter Property Limited whose Registered Office is at Newnham House, Grove, Canterbury, Kent CT3 4BH where a list of the Directors may be inspected.

Company Number: 10050178 VAT No: 239273196

### Mill House, Preston, CT3

Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft



= Reduced headroom below 1.5 m / 5'

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID701003)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(82-91) B			
(72-81) C			
(62-71) D			
(52-61) E	53	52	
(42-51) F			
(32-41) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(82-91) B			
(72-81) C			
(62-71) D			
(52-61) E			
(42-51) F		38	
(32-41) G		37	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Zoopla.co.uk

SKYHUNTER  
PROPERTY CONSULTANTS

RICS