



Adisham Road, Bekesbourne, Canterbury


MILES & BARR
EXCLUSIVE



Sylvalea
Adisham Road
Bekesbourne
Canterbury
Kent
CT4 5EY



Description

First Floor

Ground Floor

- Porch
- Hallway
- Living Room
16'2 x 11'7
(4.93m x 3.53m)
- Reception Room
11'7 x 7'11
(3.53m x 2.41m)
- Dining Room
11'5 x 7'11
(3.48m x 2.41m)
- Kitchen
11'5 x 11'4
(3.48m x 3.45m)
- Garden Room
15'1 x 11'6
(4.60m x 3.51m)
- Study
10'2 x 8'0
(3.10m x 2.44m)
- Shower Room
7'4 x 4'10
(2.24m x 1.47m)
- Bedroom
12'9 x 11'7
(3.89m x 3.53m)
- Bedroom
11'5 x 9'9
(3.48m x 2.97m)

- Landing
15'9 x 13'4
(4.80m x 4.06m)
- Bedroom
23'0 x 17'1
(7.01m x 5.21m)
- En-suite Shower Room
9'6 x 6'2
(2.90m x 1.88m)
- Bedroom
11'7 x 9'9
(3.53m x 2.97m)
Plus storage room
- Bedroom
11'5 x 9'9
(3.48m x 2.97m)
- Bathroom
9'6 x 7'1
(2.90m x 2.16m)

External

- Double Garage
18'3 x 18'1
(5.56m x 5.51m)
- Storage Room
18'3 x 8'10
(5.56m x 2.69m)
- Front Garden/Driveway
- Rear Garden
Mostly laid to lawn

Property

This attractive modern five-bedroom detached family home is situated on Adisham Road in popular Bekesbourne. With five bedrooms and extending to over 2,600 square foot of accommodation there's lots to like about this property including; open countryside views to the front, bundles of off-road parking on the gated driveway, manageable rear garden, double garage with store/workshop space. The house has been completely remodelled and developed by the current owner in an attractive design with hipped roof and hanging tiles adding character to this striking and contemporary property. The internal accommodation includes; hallway with two ground floor bedrooms served by a shower room. There's a spacious lounge room to the front enjoying the views over open countryside, large kitchen/diner with range style oven and hob. There's also a garden room with bi-folding doors and study completing the ground floor rooms. Upstairs the master bedroom enjoys the open views to the front and is absolutely huge with generously proportioned en-suite having a large walk-in shower. There's two additional bedrooms and a family bathroom. Also, the landing is quite spacious and would suit use as a study area, sitting room or could be partitioned to create a separate space. The driveway wraps round to the side, is gated with room to store a caravan or boat etc. The double garage has a separate store/workshop space to the rear and subject to the relevant consents would lend itself to future development or use from a home based business etc. Bekesbourne is a small village to the south east of Canterbury. It lies 2 miles north of Bridge and just south of Littlebourne with both villages offering a selection of local amenities including primary schools, pubs and post office facilities. Bekesbourne railway station provides access via Canterbury East to London Victoria whilst the A2/M2 London bound is only 1.5 miles away.



Our Time Here

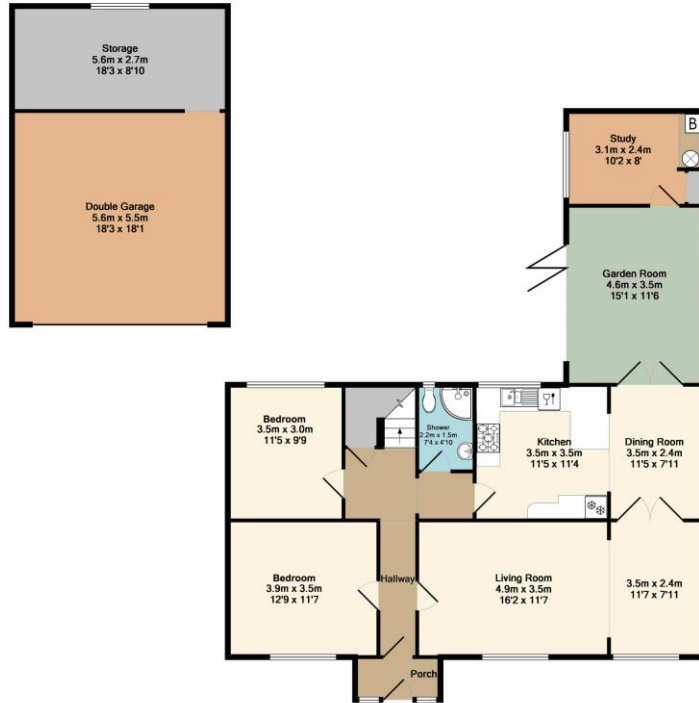
The views over Highland Court Farm from the front of the property are amazing, you can see for miles. There are plenty of places within walking distance like local cafes and pubs, as well as the train station. Being on the outskirts of a village means you've still got that on your doorstep but also a countryside lifestyle.

The master bedroom and en-suite are huge, so that and the garden room are two of my favourite things about the property. The garden room is transformed into a huge space with the bi-fold doors opening onto the patio. It is perfect for a barbecue, where you are completely secluded.

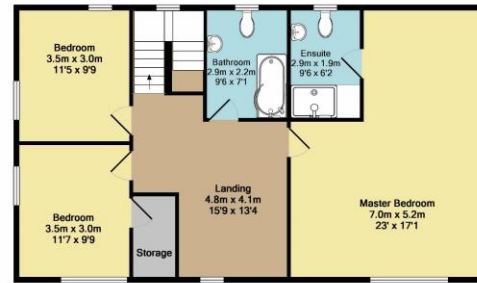
As well as that there is a double bay garage, which also has a third bay situated around the back to be used for storage or a work shop, this has an electrical and water supply meaning you can make it into whatever you want.

I'm going to miss the scenery, views, countryside walks and being in a house that I have designed and built.





GROUND FLOOR
APPROX. FLOOR
AREA 158.5 SQ.M.
(1706 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 85.7 SQ.M.
(923 SQ.FT.)
TOTAL APPROX. FLOOR AREA 244.2 SQ.M. (2629 SQ.FT.)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	68
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	78	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.