



Charles Bainbridge



80 Bekesbourne Lane,  
Littlebourne, Canterbury, Kent, CT3 1UZ

Guide £550,000







A handsome detached family house set on a substantial plot, extending to approx. 0.26 of an acre, commanding fine views to the front over neighbouring farmland and countryside. The property is located on the edge of the Village of Littlebourne, whilst having easy access to the surrounding countryside. The accommodation includes an attractive entrance hall and large dual aspect sitting room overlooking both the front and rear gardens. There is also a substantial farmhouse style kitchen/breakfast room and adjoining utility room. On the first floor are three bedrooms and the family bathroom. Bedrooms one and two command fine uninterrupted views of the nearby farmland and countryside. The property benefits from electric storage heaters to the ground floor and electric radiators to the first floor.

Externally the property is approached from the road by a five-bar gate onto a tarmac driveway providing parking, turning and extending across the front of the house accessing the detached single garage. The front garden comprises substantial lawn with mature beds and borders. To the rear is a large garden with paved seating area and substantial lawn inset with mature beds and mature small trees. There are various outbuildings including timber shed, aluminium greenhouse, timber summerhouse and substantial timber workshop with adjoining lean-to store. The property sits roughly centrally on the plot and provides the potential to extend to the sides and rear (subject to all necessary planning consents being obtained).

Littlebourne is a popular village with its own primary school, village store including post office, doctors' surgery, primary school and two pubs. The Cathedral city of Canterbury is easily accessible providing a comprehensive range of shopping and leisure facilities and an impressive selection of schools, colleges and universities. The High-Speed Link from Canterbury West Station has services to London St. Pancras with a journey time of approx. 55 mins.

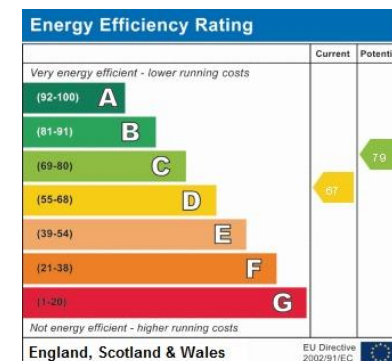
Services: All mains services with the exception of gas are connected to the property.

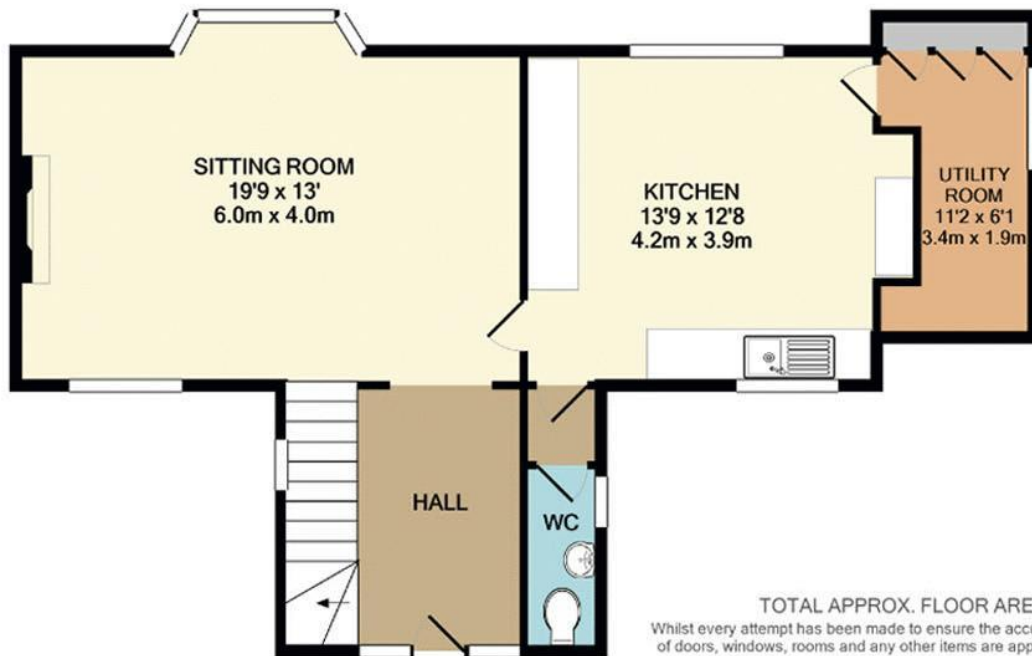
Tenure: Freehold

Council Tax Band: F

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)





GROUND FLOOR  
APPROX. FLOOR  
AREA 652 SQ.FT.  
(60.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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