



Charles Bainbridge



3 Oak Tree Cottages, Bekesbourne Lane,
Bekesbourne, Canterbury, Kent, CT3 4AD

£595,000









A stunning semi-detached family house having been significantly extended and comprehensively upgraded, now providing very impressive accommodation fitted and presented to exacting standards. On the ground floor is a fabulous kitchen by City Kitchens in Canterbury featuring granite worksurfaces and a range of integral appliances including a Neff induction hob with extractor hood above and Neff Slide&Hide oven plus a secondary Neff oven, with warming draw beneath and integral microwave. Beyond the kitchen is a substantial dining area which in turn adjoins the family room providing delightful living space incorporating sliding patio doors overlooking and leading onto the gardens. There is a separate sitting room, an additional study opening onto the garden, and a useful utility room. On the first floor the master bedroom features a Juliet balcony with lovely views over the garden and farmland beyond. Adjoining the bedroom is a stunning ensuite bathroom including a bath and separate walk-in shower area. There are three further bedrooms and a well-equipped family bathroom. The property benefits from uPVC double glazed windows by Anglian fitted in 2020 and oil-fired central heating.

From the road vehicular access is gained through solid timber remote-controlled security gates onto a shingled driveway providing parking, the drive extends to the side of the property and accesses the timber framed garage. There is a front lawn and access to the front door. To the rear is a delightful garden measuring approx. 100ft (30.46m) x 38ft (11.57m), principally laid to lawn with mature borders well-stocked with a variety of shrubbery and hedging. There is an impressive porcelain paved patio seating area. The garden is enclosed by wood panel fencing with a gate accessing the side driveway and a gate to the rear leading to a further parcel of land approx. 53ft (16.14m) x 33ft (10.05m) comprising agricultural land acquired from the adjacent farm enclosed with post and rail fencing.

The property enjoys a lovely semi-rural setting adjoining farmland to the rear and with direct access to a network of footpaths and bridleways providing lovely walking throughout the surrounding countryside. Bekesbourne benefits from its own mainline railway station with regular services to Canterbury and London Victoria. Easy access is gained to south Canterbury and the nearby village of Bridge provides comprehensive local facilities and a popular primary school. Canterbury has a wide range of shopping and leisure facilities plus an impressive range of schools, colleges, and universities. Canterbury West station offers High-Speed rail services to London St. Pancras.

Services: Mains electricity and water are understood to be connected to the property. There is an oil fired central heating system. Drainage is via a shared cess pitt.

Tenure: Freehold

Council Tax Band: D

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

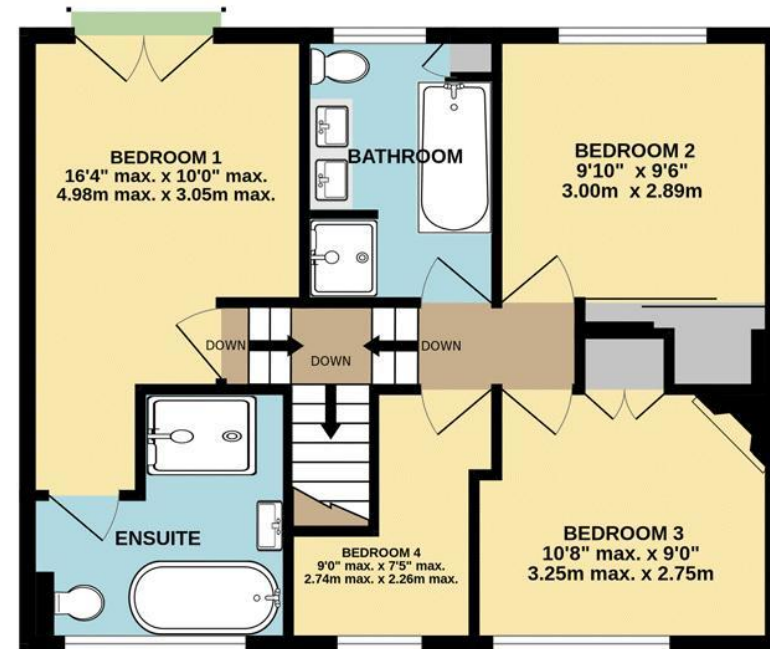
GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.





















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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