



Charles Bainbridge



Beech Hedge, Hardres Court Road,  
Lower Hardres, Canterbury, Kent, CT4 5NU

£525,000













A stunning detached bungalow having been comprehensively remodelled and refurbished now providing beautifully presented contemporary accommodation with far reaching views to the rear over neighbouring farmland and countryside. The property includes a spacious reception hall leading into the open plan living space which incorporates sitting area, dining area, and comprehensively fitted kitchen. The kitchen includes a full range of integral appliances comprising Neff slide-and-hide oven, Neff microwave, Bosch tall larder fridge, Neff dishwasher, AEG freezer and five ring electric induction hob with extractor hood above. There are quartz work surfaces with inset sink and drainer and matching island unit with further storage and integral bin solution beneath. Across the rear of the living room bi-fold doors open and overlook the garden, making the most of the views beyond. There are three double bedrooms and attractively fitted family bathroom plus separate shower room with w/c. The living accommodation and each bedroom has Panasonic air conditioning/heating unit served by the externally located air source heat pump, there is supplementary solar water heating and additional electric provided by photovoltaic panels to the rear of the property, also still benefiting from a National Grid feed-in tariff.

From the front vehicular access is gained onto a long brick paved driveway providing parking with EV charger. There is a lawned front garden with a brick paved path accessing the front door. The rear garden features a composite deck with steps down the lawn having a raised bed and further paved seating area to the rear. There is a mature beech hedge to one side and open views to the rear over the adjacent countryside comprising paddocks and orchards. A pedestrian gate gives access to the front driveway and to the side is a detached timber framed tandem garage with electric up and over door to front, power and light and a pedestrian door to the garden.

The property is located in a lovely setting in the popular village of Lower Hardres which has a comprehensive Farm Shop and highly regarded pub with restaurant, The Granville. Being in the Kent Downs AONB the surrounding farmland, vineyards and countryside offer lovely walks and cycling routes. Canterbury is approx. two miles with facilities including the Simon Langton Grammar Schools, Kent & Canterbury and Chaucer Hospitals and Kent County Cricket Ground. Canterbury offers a wide range of shopping and recreational facilities, schools, colleges and universities. The City is served by two mainline railway stations with the High-Speed services available from Canterbury West to London St. Pancras with a journey time of approx. 55 mins.

Services: Mains electric, water & drainage are understood to be connected to the property. There is no gas at the property but there is a gas connection in the road if required.

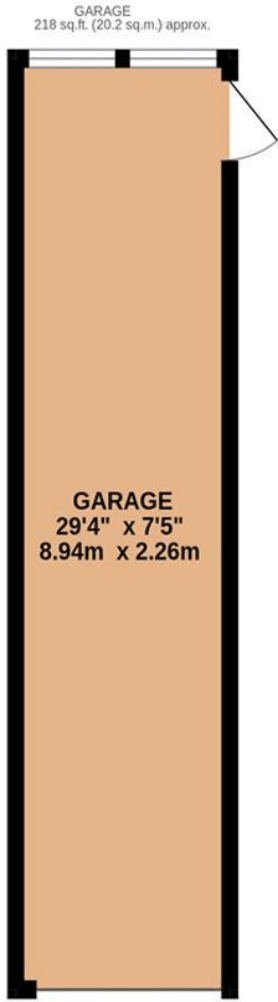
Tenure: Freehold

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](mailto:sales@charlesbainbridge.com)





TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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.

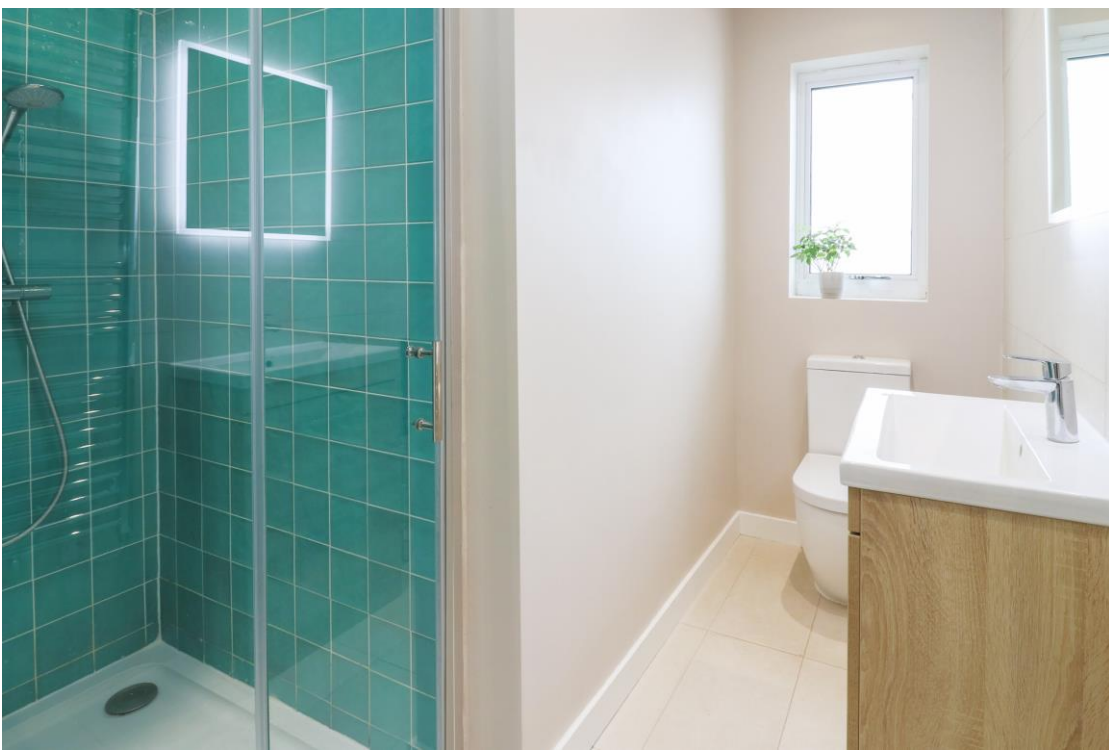
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	















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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