



Charles Bainbridge



7 Downside, Adisham Road,  
Bekesbourne, Canterbury, Kent, CT4 5HA

£525,000



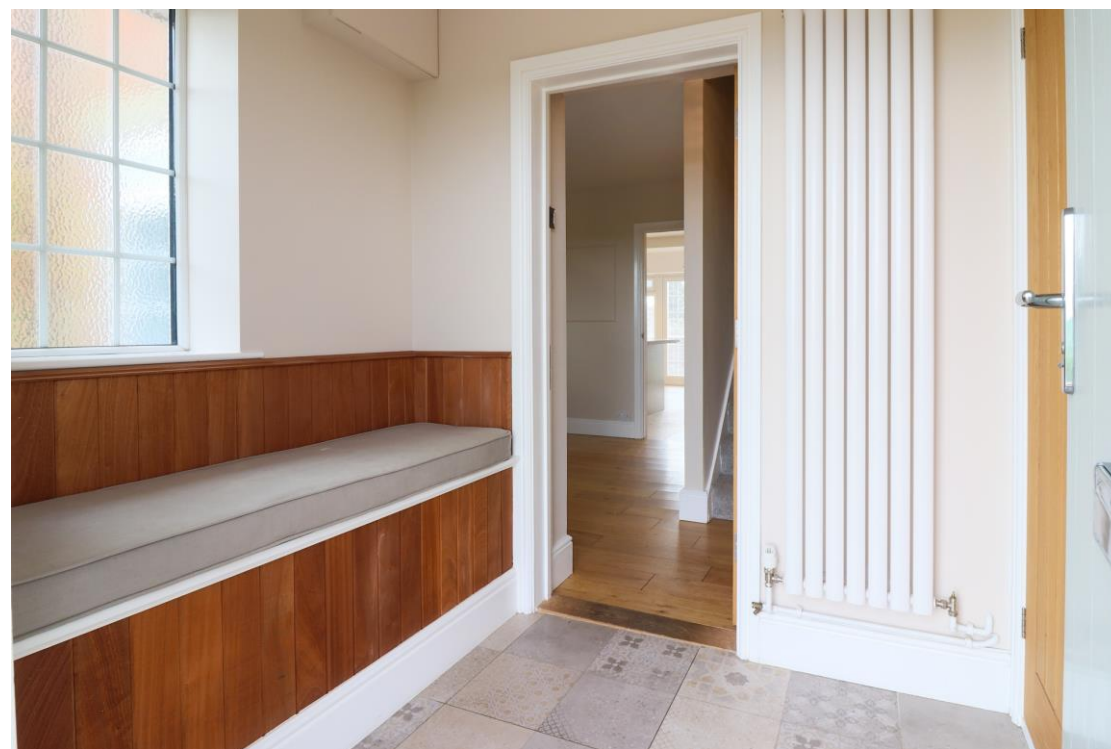












A substantial semi-detached family house in an enviable rural setting commanding fine views to the front and rear over neighbouring farmland and countryside. The property provides well-presented, comprehensive accommodation. On the ground floor is a large dual-aspect sitting room featuring an impressive fireplace with a wood-burning stove and having a window to the front and doors overlooking and opening onto the garden. There is a separate family room and a kitchen/dining room having a comprehensively fitted kitchen and dining area opening onto the garden. There is also an enclosed entrance hall and w.c. On the first floor the impressive master bedroom suite includes a bedroom, ensuite shower room, and fitted dressing room. There are two further bedrooms and the family bathroom. On the second floor is a large fourth bedroom plus an additional fifth bedroom/study having access to eaves storage and substantial walk-in loft storage. The property benefits from gas fired central heating and double glazed windows and doors.

To the front vehicular access is gained from the road onto a large brick-paved driveway providing parking and turning for multiple vehicles with slate-topped beds, an electric vehicle charging point, and steps up to the front door. A gate accesses a side path leading to the rear garden. The rear garden measures approx. 74ft (22.54m) x 39ft (11.88m) with an attractive raised paved seating and entertaining area including granite worktops for a barbecue with an inset sink. Exterior power sockets and lighting. Steps lead down to the lawn with a timber shed to the rear on a concrete base. The garden is enclosed by wood panel fencing and has lovely views over the neighbouring farmland to the rear.

The property enjoys a most attractive rural setting on the edge of the rural village of Bekesbourne. Nearby Chalkpit Farm is a lovely rural shopping facility including cafe and vets. Bekesbourne railway station has regular services to Canterbury and London Victoria. Local facilities can be found in the nearby village of Bridge which also boasts a highly regarded Primary School and a selection of pubs. The Cathedral City of Canterbury is easily accessible and offers a wide range of shopping and leisure facilities and an impressive range of schools, colleges, and universities. Canterbury West railway station provides High-Speed services to London St. Pancras with a journey time of approx. 55 mins. The outlying countryside provides lovely walking, riding, and cycling.

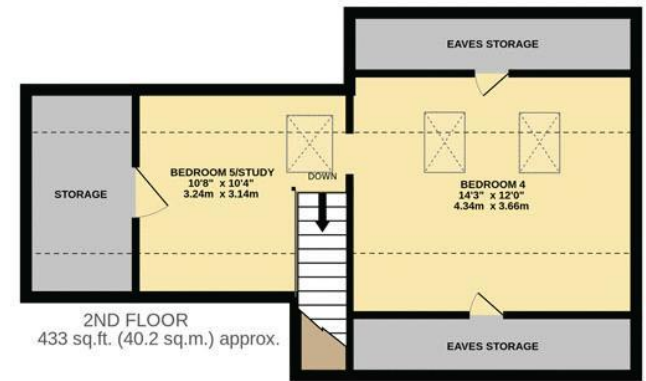
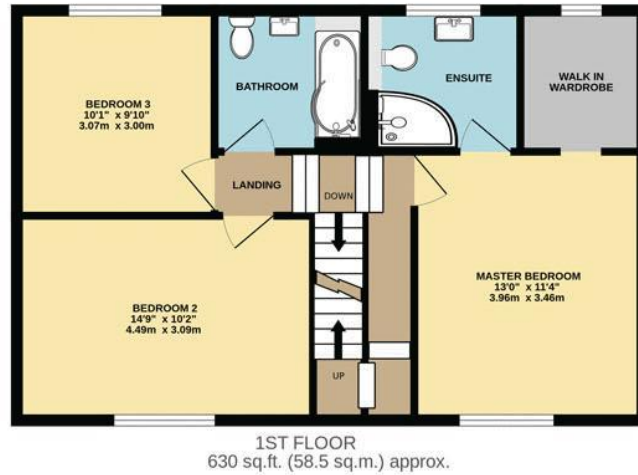
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: C

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 : 1848 sq.ft. (171.7 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>		91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(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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