



Charles Bainbridge



Penny Black Cottage, 20 High Street,  
Littlebourne, Canterbury, Kent, CT3 1ST

£270,000







A delightful Grade II listed period cottage in the heart of the popular village of Littlebourne providing deceptively spacious and well-presented accommodation and enjoys parking to the rear. The accommodation includes a sitting room to the front with a fireplace and to the rear is a large kitchen/dining room overlooking and opening onto the garden and also having a staircase rising to the first floor. On the first floor are two bedrooms, to the rear is a double bedroom with a large fitted wardrobe and to the front is a further bedroom with a bay window and access up to a mezzanine level that could provide useful study/office area as required. There is also a family bathroom. The property benefits from gas fired central heating and mainly secondary glazed windows.

There is an attractive garden to the rear with a brick-paved seating area, gravel areas and a path accessing a gate providing rear pedestrian access adjacent to the parking space. The main garden area measures approx. 15ft (4.57m) x 13ft 9 (4.19m) plus the path to the rear. From Nargate Street vehicular access is gained to the parking space adjacent to the rear gate.

The property is situated in the popular village of Littlebourne. The local amenities include a village shop with a post office, a popular primary school, a pub and doctors' surgery. The Cathedral City of Canterbury is easily accessible and offers an impressive range of shopping and leisure facilities, schools, colleges and universities plus the High-Speed rail link from Canterbury West station with services to London St. Pancras in approx. 55mins. The surrounding countryside provides lovely walking and cycling whilst the neighbouring village of Bridge provides further local facilities.

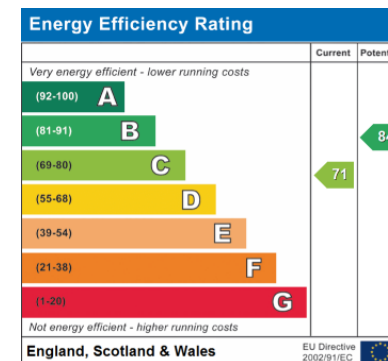
Services: All mains services are understood to be connected to the property.

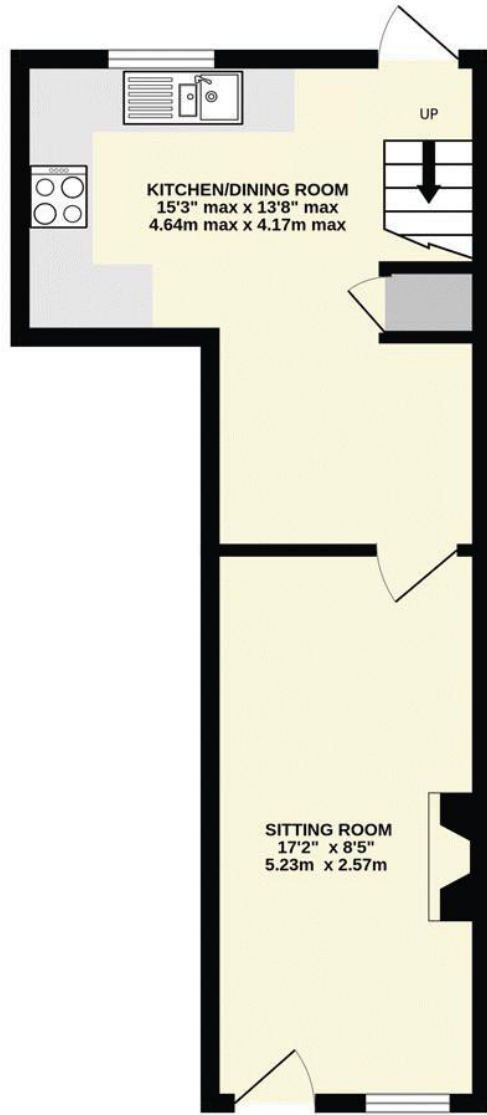
Tenure: Freehold

Council Tax Band: C

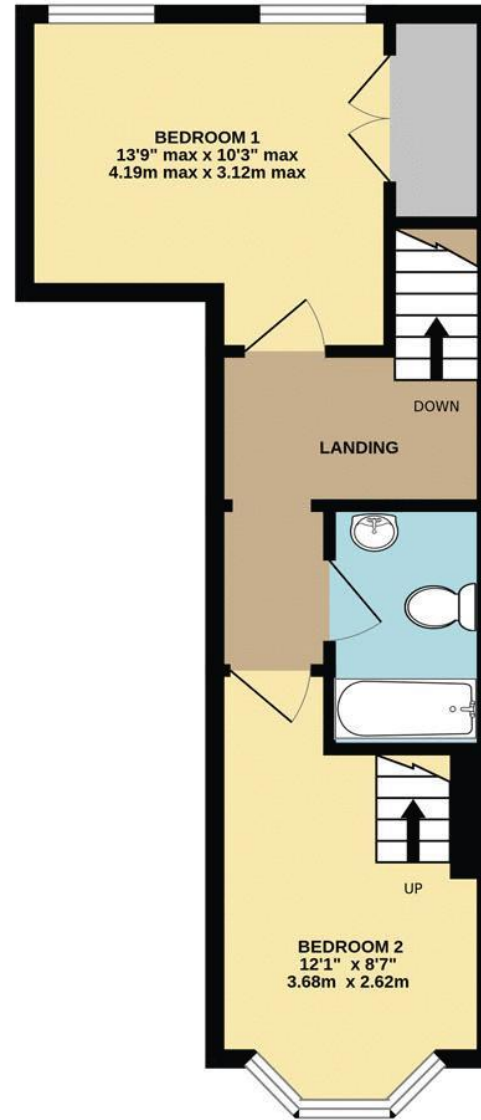
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

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

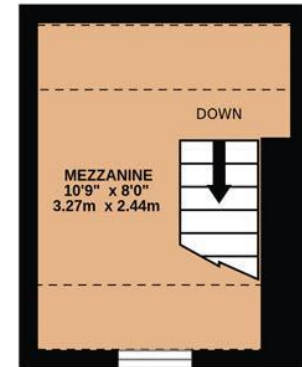




GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



84 sq.ft. (7.8 sq.m.) approx.

**TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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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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