



Charles Bainbridge



The Old Unicorn, Bokesbourne Hill,
Bokesbourne, Canterbury, Kent, CT4 5ED

Offers in Excess of
£525,000









A former public house, this impressive period property has been sympathetically reconfigured and beautifully refurbished to create an extensive and versatile family home of great charm and individuality.

Set within the sought-after village of Bekesbourne, the house combines characterful features with modern comfort, offering a light and welcoming interior and generous accommodation throughout.

The ground floor is arranged around a superb dual aspect family room with an elegant wood-burning stove, double doors to a sheltered courtyard garden and wide bi-fold doors opening into the sitting/dining room. This delightful space provides a cosy sitting area with a second stove and a dining area with solid wood flooring, together creating an ideal setting for both family life and entertaining.

The kitchen has been thoughtfully designed and is fitted with a comprehensive range of units with granite work surfaces and integrated appliances. A skylight window enhances the natural light, while bi-fold doors to the dining area ensure a seamless connection between spaces. The adjoining breakfast room, with its exposed brick chimney breast and wood-burning stove, adds further charm and provides access to both the courtyard and the staircase. A useful rear lobby/boot room leads to the garden and a contemporary wet room with W.C.

On the first floor, the main bedroom is a generous double with a built-in wardrobe. Three further bedrooms are served by a beautifully appointed family bathroom with separate bath and shower. Planning consent for an ensuite to the main bedroom has previously been granted and could be resubmitted if desired.

The property enjoys underfloor heating to the ground floor and bespoke wooden shutters to selected windows and doors.

Externally, the house is complemented by a large paved courtyard garden with pergola, ideal for outdoor dining. The main garden extends beyond and is predominantly laid to lawn, interspersed with vegetable beds and a wildlife pond. A detached outbuilding provides a utility room and workshop with loft space, offering excellent potential for conversion to an annexe, subject to the necessary consents.

Bekesbourne is a charming rural village with a station just 200 yards from the property, providing regular services to Canterbury and London Victoria. The nearby village of Bridge offers an excellent range of local amenities including a highly regarded primary school, shops, pharmacy, dentist and the celebrated Pig Hotel at Bridge Place. The Cathedral City of Canterbury is close by, offering a comprehensive selection of schools, leisure and cultural facilities together with High-Speed rail links to London St Pancras in under an hour.

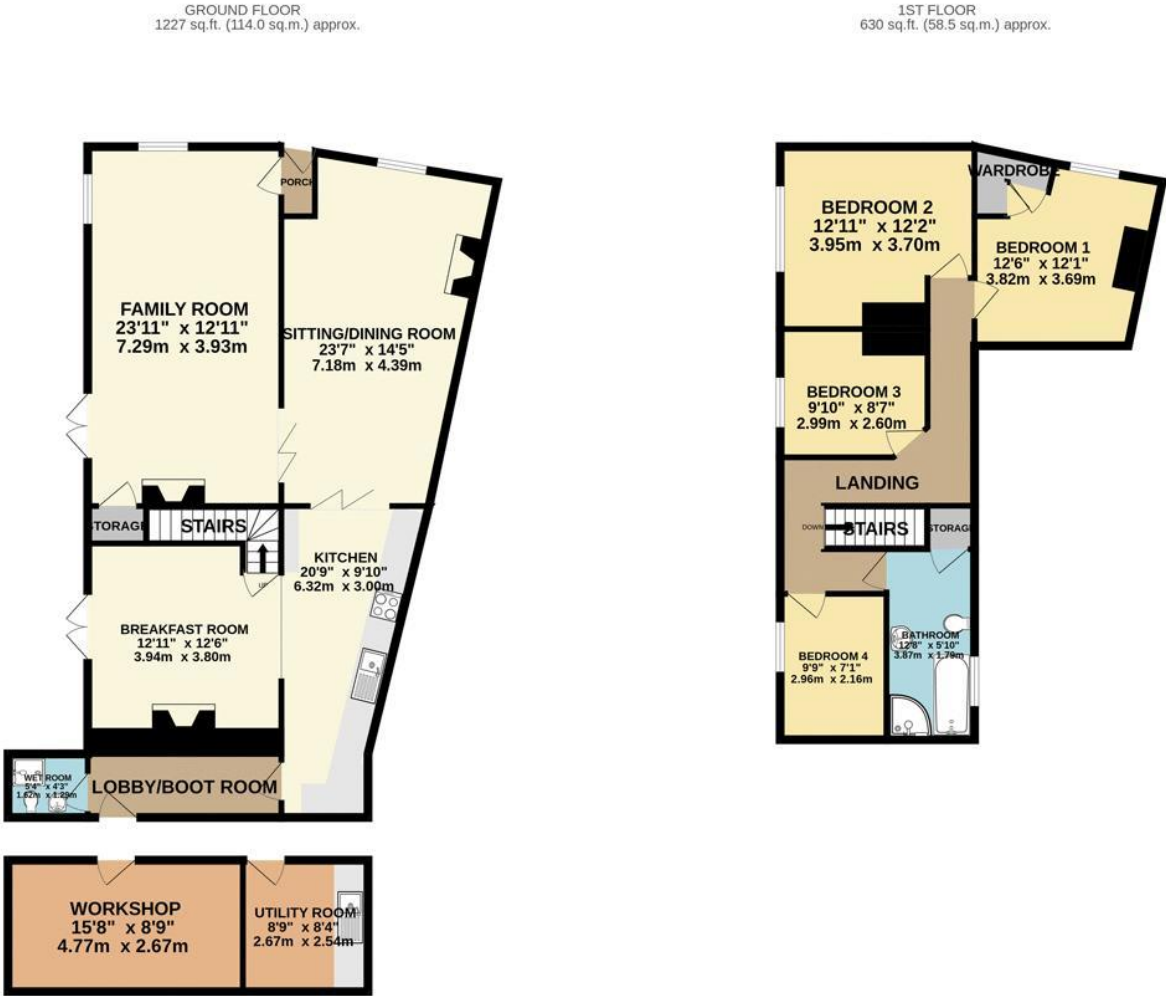
Services: Mains electricity, water and drainage are understood to be connected to the property. Gas is via an LPG tank.

Tenure: Freehold

Council Tax Band: F

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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