



Charles Bainbridge



Greenacre, Hoath,
Canterbury, Kent, CT3 4LA

£775,000



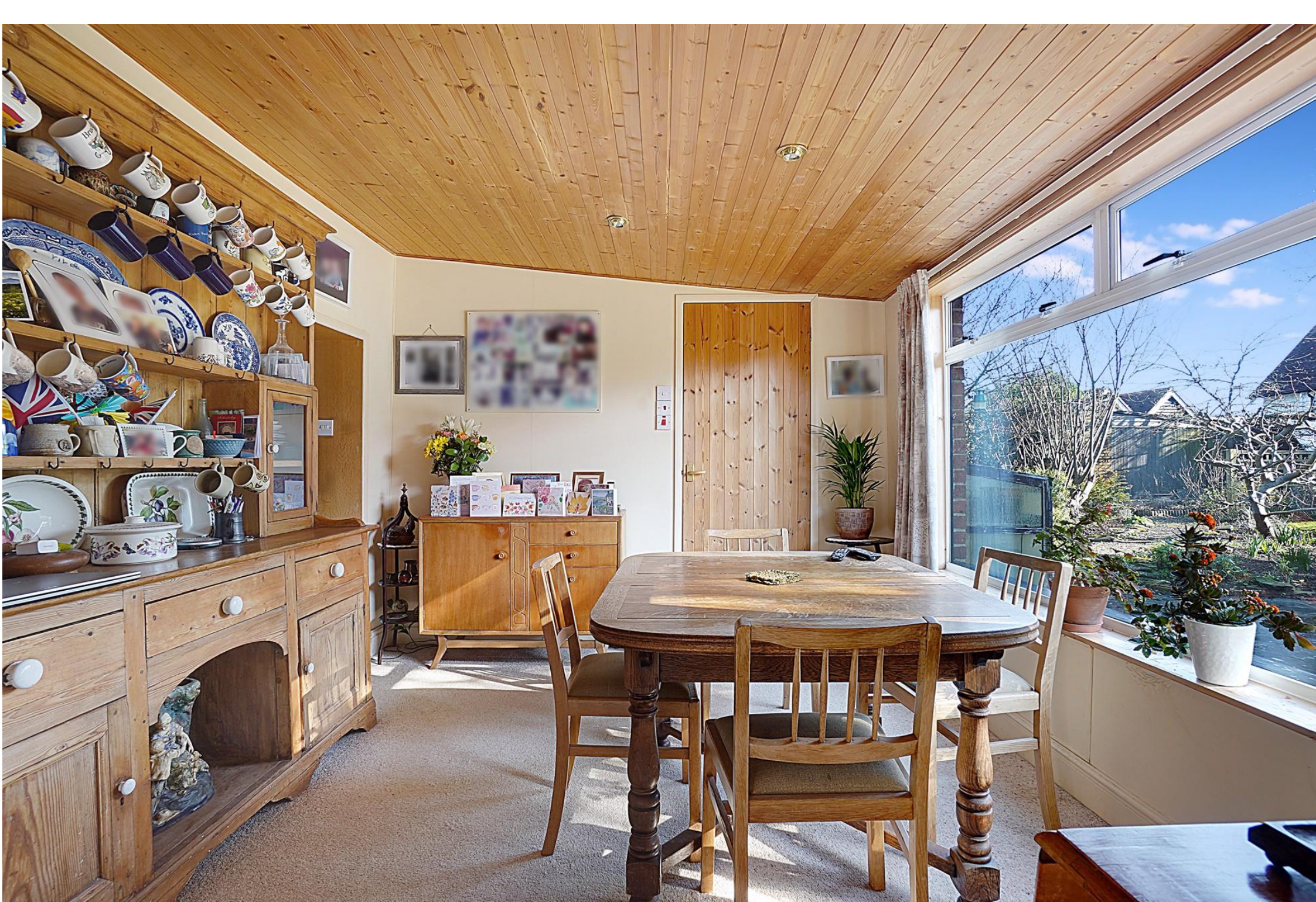














A handsome, detached period house situated in the conservation area in the centre of the popular village in Hoath. The property offers a wealth of charm and character throughout with features of the period including fireplaces and exposed beams. The spacious ground floor comprises a cosy sitting room with exposed chimney breast housing a log-burning stove and a substantial dining room with exposed chimney breast with electric fire. The large kitchen to the rear provides ample storage with a range of wall, drawer and floor units and a door overlooking and opening onto the garden. The breakfast room provides a bright and welcoming additional living space with a large window overlooking the rear garden. A convenient downstairs shower room and W.C complete the ground floor, adding extra practicality to this delightful home. A staircase rising from the hallway gives access to the first floor. The first floor comprises three generously sized bedrooms with period feature fireplace and a study, currently used for storage, which is ideal for working from home or can be utilised as an occasional bedroom/nursery if required. The family bathroom is well-appointed and features traditional finishes in keeping with the character of the property. Heating in the property is provided by via night storage heaters.

Externally vehicular access is gained from the road onto a driveway providing ample parking for a number of vehicles. The substantial delightful rear garden offers a peaceful space for outdoor relaxation, gardening, or entertaining and includes features such as a paved patio with lawn beyond, planted borders, an ornamental pond and timber outbuilding.

The property enjoys a lovely setting in semi-rural village of Hoath. The village of Hoath enjoys an active community and village hall and benefits from the highly regarded primary school and the Holy Cross church. The surrounding countryside offers lovely walking, riding and cycling. The Cathedral City of Canterbury is easily accessible and offers an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. The popular seaside town of Herne Bay is nearby and offers a range of seaside activities and also offers rail services to London to St. Pancras and London Victoria. The A299 dual carriageway is close by serving the Isle of Thanet or onward travel via the M2 motorway.

Services: Mains electric, water and drainage are understood to be connected to the property. There is no gas connection to the property.

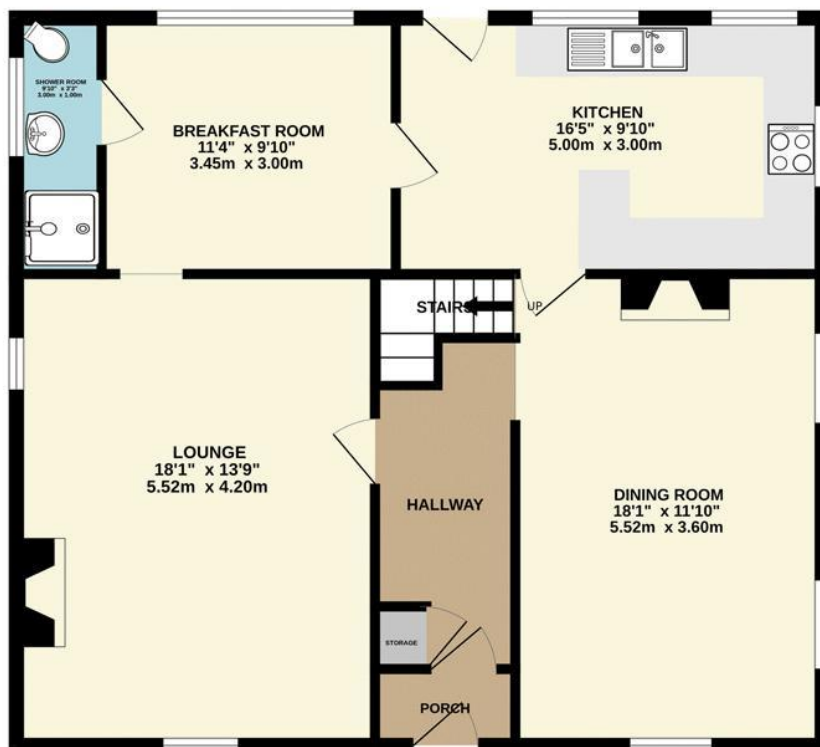
Tenure: Freehold

Council Tax Band: E

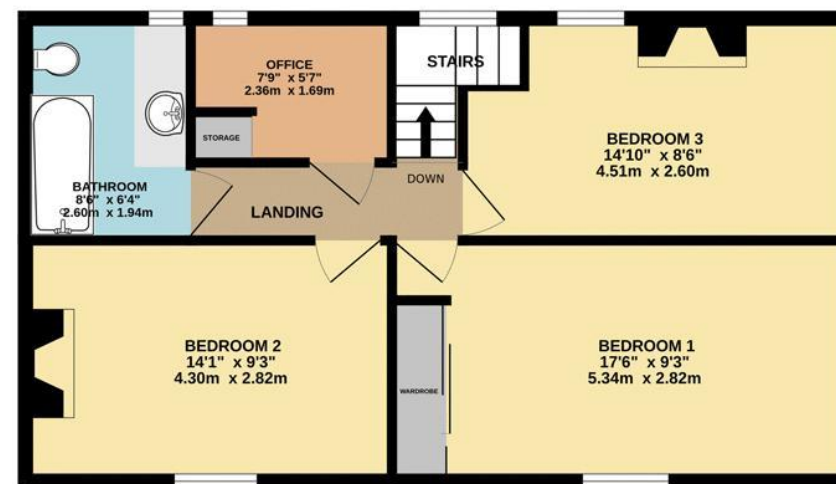
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

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

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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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