



Charles Bainbridge



Rose Cottage, 21 High Street,
Littlebourne, Canterbury, Kent, CT3 1SX

£650,000











A handsome Grade II listed detached family house situated in the heart of the popular village of Littlebourne. The property enjoys a prominent corner position and offers a compelling blend of character and charm, with accommodation arranged over three floors. The accommodation includes a welcoming entrance hall with a staircase rising to the first floor and access to two principal reception rooms. The good-sized sitting room offers a warm and inviting space and opens into a delightful lean-to which provides an ideal additional area with access to the garden. The second reception room serves as a versatile living/dining room, centered around a striking brick chimney breast featuring a wood-burning stove and a door providing access to the rear garden. Beyond the living/dining room is the attractive dual-aspect kitchen fitted with a range of wall, drawer and floor units, a built-in oven, a gas hob extractor hood above, and space and plumbing for both a washing machine and dishwasher. On the lower ground floor, a substantial cellar offers excellent additional storage space. The first floor comprises three well-proportioned bedrooms and a beautifully appointed family bathroom, complete with freestanding roll-top bath, separate shower enclosure, and Velux windows allowing natural light to flood in. The property benefits from gas fired central heating and a wealth of period features including exposed beams, sash windows and elegant fireplaces.

Externally, the house is discreetly screened behind hedging, creating a sense of privacy and seclusion. The mature gardens wrap around the house to the front, side, and rear. At the rear, a paved patio leads to a generous lawned area bordered by raised beds, flowering plants, and established shrubs. From the High Street, access is gained via Rose Acre Road to a driveway providing ample off-road parking and leads to the detached garage.

The property enjoys a central position in the village of Littlebourne, with views to the front over the park. Littlebourne is a popular village with its own primary school, village store including post office, doctor's surgery, and local pub. The Cathedral city of Canterbury is easily accessible, offering a comprehensive range of shopping and leisure facilities, as well as an impressive selection of schools, colleges, and universities. The High-Speed Link from Canterbury West Station provides services to London St Pancras, with a journey time of approximately 55 minutes.

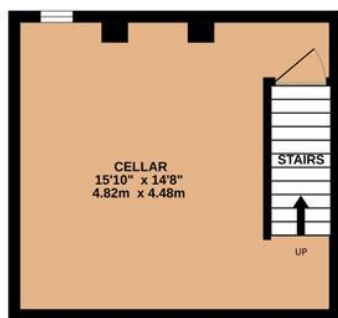
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

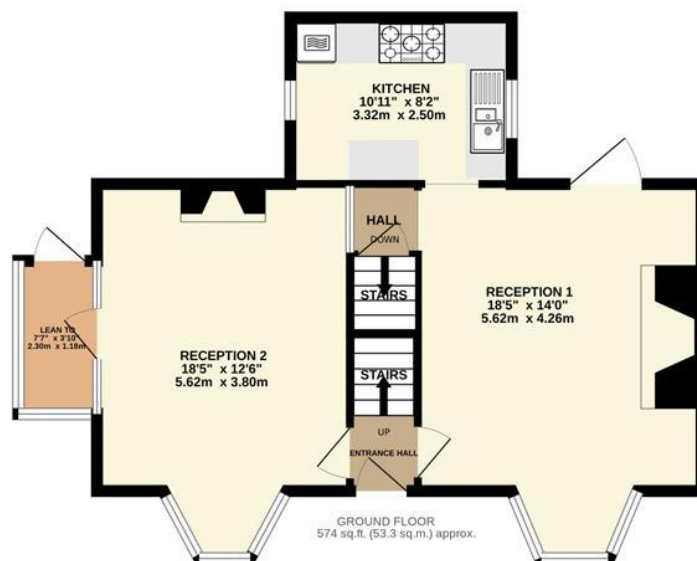
Council Tax Band: E

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



BASEMENT
230 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.

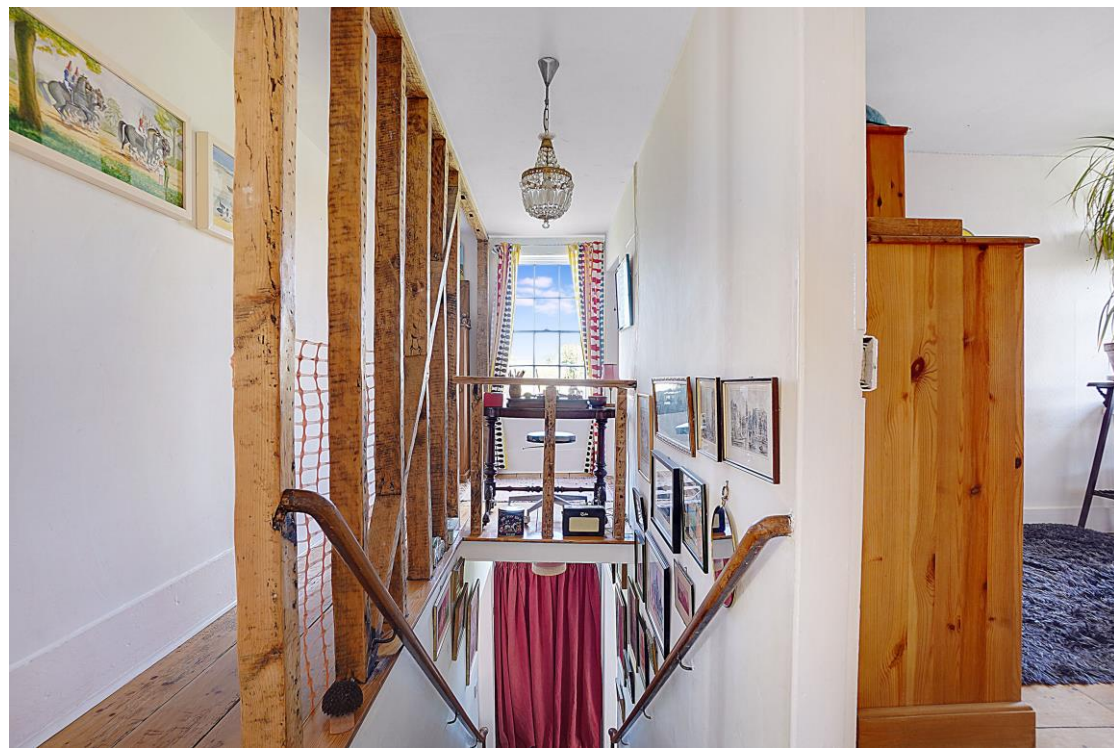
TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

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		84
(69-80)	C		
(55-68)	D	56	
(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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