



Charles Bainbridge



8 Cherry Orchard, Littlebourne,
Canterbury, Kent, CT3 1QG

£440,000









A stylish and spacious home tucked away in an exclusive and peaceful cul-de-sac on the edge of the charming village of Littlebourne. This beautifully presented modern home offers generously proportioned living accommodation with good quality finishes throughout. The accommodation comprises an elegant entrance hall with stairs rising to the first floor and a useful downstairs w.c. The inviting sitting room provides a delightful space with coal-effect gas fire and double doors leading into the dining room which overlooks the rear garden. The attractive kitchen/breakfast room is well-appointed with a range of wall, drawer and floor units, an integral oven, gas hob and extractor, and enjoys views over the garden, with direct access via sliding patio doors. On the first floor is the principal bedroom, featuring its own ensuite shower room, two further bedrooms and the contemporary family bathroom with shower over bath, wash hand basin, & w.c. The property benefits from gas fired central heating and double glazed windows and doors.

Externally, there is a beautifully landscaped rear garden measuring approximately 42ft (12.79m) by 20ft (6.09m). A paved patio provides a lovely seating area, leading up to a lawn with flower- planter borders, and further steps rise to a further lawned area beyond, with an additional paved seating area. To the front of the property is a garage (the central unit in a block of three), equipped with power, lighting, and an up-and-over door. A private parking space is located in front of the garage, along with an additional visitors' parking area. The development also features attractively maintained communal gardens, including a central fountain and a paved pathway to the front entrance.

Set in a desirable and tranquil position on the edge of the village, this home offers the perfect balance of countryside living with easy access to urban amenities. Littlebourne is a thriving community, offering a village shop with post office, primary school, doctors' surgery, and a welcoming local pub. Surrounded by beautiful countryside, the area is ideal for walking, cycling, and outdoor pursuits. The historic Cathedral City of Canterbury is just a short drive away, providing a wide array of shopping, dining, cultural, and educational opportunities. For commuters, Canterbury West Station offers High-Speed rail services to London St Pancras in approximately 55 minutes.

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

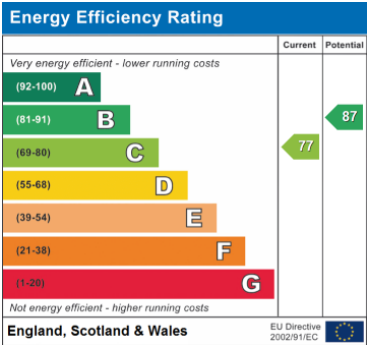
Tenure: Freehold

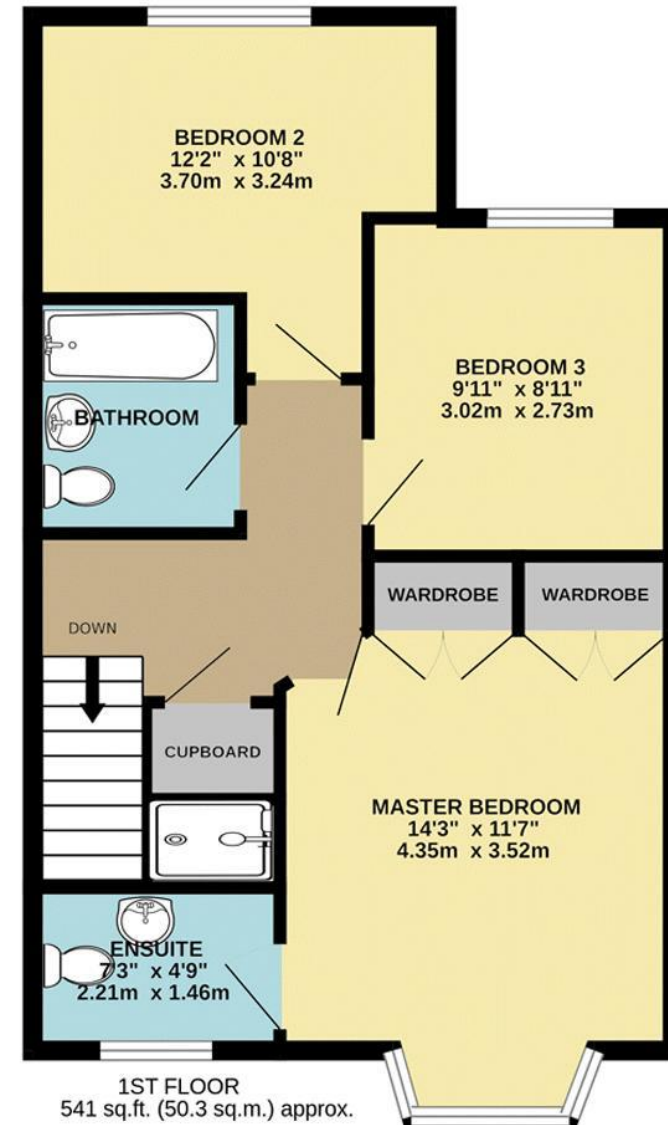
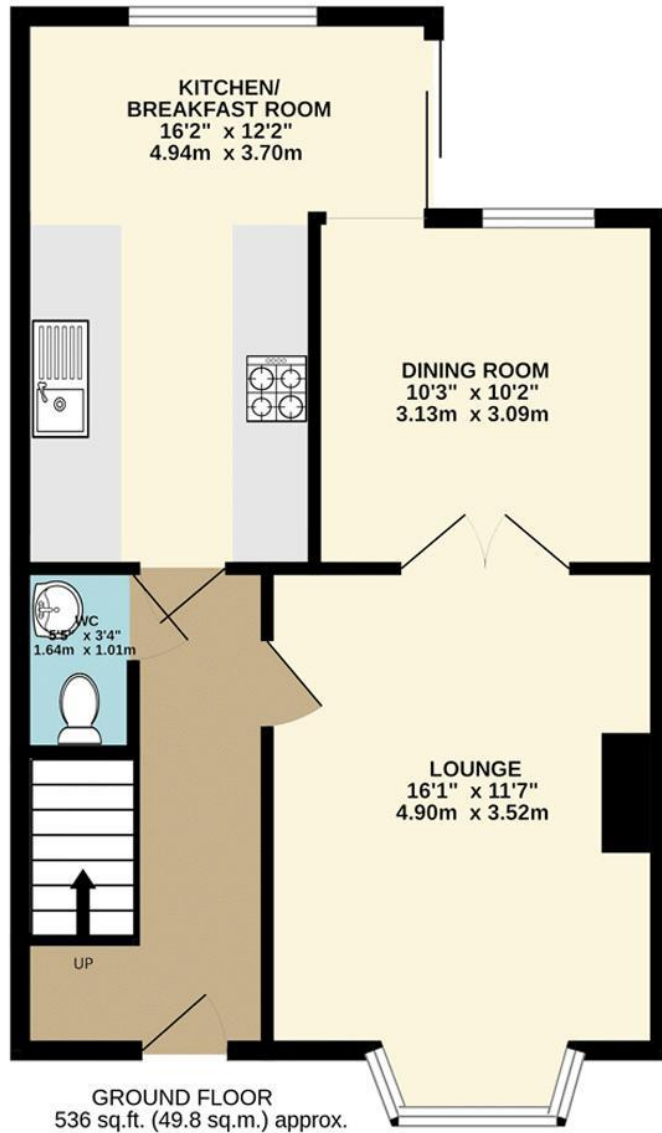
Maintenance Charge for communal areas: Approx. £1,200 per annum (approx. £600 paid every 6 months)

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





TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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