



Mulberry Lodge
Bourne Drive | Littlebourne | Canterbury | Kent | CT3 1FT

FINE & COUNTRY



Step inside

Mulberry Lodge

Surrounded by countryside, the elegant Mulberry Lodge is one of only nine bespoke houses in a prestigious gated development. Built in 2018 by Woodchurch Properties, renowned for their luxury properties, this charming four bedroom family home is a delight and just ready for new owners to walk straight into without needing to do anything but install their furniture. It is approached via an automatic gated entrance onto the private cul-de-sac that leads to the driveway area, detached pitched roof double garage and attractive front door to the house. With its multi-pane windows, varied roof lines and chimney stack it has immediate, charming appeal.

As soon as you cross the threshold into the good sized entrance hall with its engineered oak flooring you can begin to appreciate the high end fixtures and fittings including oak doors throughout, a heat recovery system and underfloor heating on the ground floor. Internally the property is very light, bright and spacious and nowhere is this better illustrated than in the large and stunning open plan kitchen /breakfast/family room that is accessed from the hall through a pair of glazed oak doors. This has porcelain floor tiling, inset lighting and windows on all sides including full height picture windows as well as a wall of bi-fold doors that open onto the wraparound garden, providing views across to the countryside beyond. There is a charming seating area where friends and family will be delighted to sit around the dining table enjoying a meal and the views and the bespoke kitchen will delight anyone who enjoys catering. It includes oak painted units with quartz worktops housing two built in ovens, a fridge freezer and a drinks cooler as well as a central island with a gas hob and a charming circular wood breakfast bar. An adjacent fitted utility room includes room for stand-alone appliances and a side door to the garden. Off the hall is a ground floor cloakroom and the elegant, dual aspect lounge with a central fireplace and a log burner providing a focal point you can cosy up to on a cool winter's evening as well as French doors to the rear terrace.

The galleried landing on the first floor provides access to the linen cupboard and the partially boarded attic. It leads to the contemporary family bathroom with a modern stand-alone bath, a vanity basin with a back mirror that covers the entire wall and a separate shower as well as to four double bedrooms with long range rural views. These include the master with attractive fitted cupboards and an en suite shower room and a guest room with an en suite shower and a clothes closet.

Outside the various places to enjoy sitting in the garden include the sheltered terrace adjacent to the house, steps up to a pergola covered patio for al fresco dining and a top corner patio where you can sip your evening glass of wine while revelling in the stunning views across the Kent countryside as far as Wickhambreaux and Ickham. In addition to places to sit and relax, there are also lawn areas and a superb kitchen garden with a greenhouse, raised vegetable beds and a variety of fruit trees including apples, pears, peaches, plums and cherries. At the front of the property there is off road parking and electric car charger, while the double garage has lighting and power.



Seller Insight

“ We bought this house from new because we loved the quiet, peaceful and attractive surroundings as well as the quality of the property build. However with the children now having 'flown the nest' we feel it is time for us to downsize. During our time here we have thoroughly enjoyed creating the kitchen garden and the various terraces so we can enjoy the sunshine and the views at various times of the day and hope that new owners will appreciate everything this delightful home has to offer.

We are very close to the good local primary school and the historic church and it is not far to the village shop and post office. It is only a short stroll to the recreation ground that includes a children's playground, skateboarding, an outdoor gym and a BMX circuit. It is also home to the Littlebourne football club as well as the cricket club for those who enjoy the summer sound of leather on willow. It is not far from the Canterbury golf club, the Polo Sports club and the delightful Evenhill pub/restaurant. In the other direction we can be in Wingham with its pubs and restaurants in around five minutes and if you want to entertain the youngsters it is only just over half a mile to Howletts Wild Animal Park. Indeed there are times when we can even hear the roar of the lions! While for horsey enthusiasts the nearby Barton Field Farm Equestrian centre is ideal and there are wonderful walks along the river Stour and across the North Downs Way.

Buses can take you to the centre of the UNESCO heritage city of Canterbury with its historic buildings, high street stores, individual shops, bars and eateries as well as two theatres and cinemas within eight minutes. For commuters it is less than two and a half miles to Bekesbourne station where it is easy to park or, alternatively, you can drive to Canterbury West where the high speed train can whisk you to central London in under an hour. Canterbury and Sandwich have excellent grammar and private secondary schools while Canterbury also includes three universities.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel Information

By Road:

Bekesbourne Station	2.4 miles
Canterbury East Station	4.5 miles
Canterbury West Station	5.4 miles
Ashford International	19.8 miles
Dover Docks	17.6 miles
Channel Tunnel	19.5 miles
Gatwick Airport	71.1miles
Charing Cross	66.8 miles

By Train from Bekesbourne

St Pancras	1hr 36 mins
Charing Cross	1hr 58 mins
Victoria	1hr 36mins
Ashford International	51 mins

By Train from Canterbury West

High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East

Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Littlebourne Cricket Club	07930391479
Kingsmead Leisure Centre	01227 769818

Healthcare

Littlebourne Surgery	01227 721515
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Littlebourne Primary	01227 721671
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Evenhill	01227 728073
Haywain	01227 720676

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

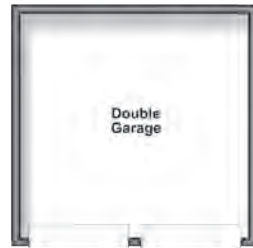
Ground Floor
Approx. 90.3 sq. metres (971.8 sq. feet)



First Floor
Approx. 83.5 sq. metres (899.3 sq. feet)



Outbuilding
Approx. 25.3 sq. metres (272.5 sq. feet)



GROUND FLOOR

- Entrance Hall
- Lounge 21'7 x 13'1 (6.58m x 3.99m)
- Kitchen/Breakfast/Family Room 35'7 maximum x 18'7 maximum (10.85m x 5.67m)
- Utility Room 7'10 x 5'10 (2.39m x 1.78m)
- Cloakroom 6'7 x 3'10 (2.01m x 1.17m)

FIRST FLOOR

- Landing 14'5 x 13'10 (4.40m x 4.22m)
- Bedroom 1 7'1 x 6'0 (2.16m x 1.83m)
- Bedroom 2 13'4 x 8'8 (4.07m x 2.64m)
- En Suite Shower Room
- Walk In Wardrobe
- Bedroom 3 13'4 x 9'2 (4.07m x 2.80m)
- Bedroom 4 12'6 x 8'8 (3.81m x 2.64m)
- Family Bathroom 12'6 x 5'9 (3.81m x 1.75m)

OUTSIDE

- Driveway
- Double Garage
- Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£800,000

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 26/04/2024





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