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Lucerna, Stodmarsh, Canterbury, Kent, CT3 4BA

www.finns.co.uk

**Lucerna, Stodmarsh, Canterbury, Kent,
CT3 4BA**

Guide Price £425,000 Freehold

**Charming Two-Bedroom Detached Bungalow in Idyllic Village
Setting – No Chain**

Nestled in a peaceful and picturesque village location, this delightful two-bedroom detached bungalow offers a rare opportunity to create your dream home in a truly tranquil setting. Now in need of modernisation and improvement, the property boasts breathtaking views to the rear and enjoys a generous plot with plenty of scope for modernisation or extension (subject to planning permission).

- Two Bedroom Detached Bungalow
- No Chain
- Oil Central Heating
- Set In An Idyllic Village
- Wonderful Views
- South Facing Rear Garden
- Off Road Parking & Garage
- Potential To Extend – Subject To Planning

The accommodation comprises an entrance hall, two generously sized double bedrooms – both benefitting from lovely views – a spacious sitting room and a kitchen with a good range of wall and base units. A separate dining room leads through to a bright conservatory, perfectly placed to take in the glorious rear outlook.



The bungalow is set back behind a pretty front garden, with ample off-road parking and an attached garage.

The whole plot measures approximately 0.13 acre (0.05 hectare) – and is undoubtedly one of the standout features of the property. With panoramic views stretching across the valley, it offers a peaceful and scenic outdoor space ideal for relaxing or entertaining.

Stodmarsh is a well regarded village just over 4 miles from Canterbury with its huge range of shopping, educational and leisure facilities. There is a popular village pub – The Red Lion – and a wonderful nature reserve with miles of beautiful walks. The larger villages of Wingham and Littlebourne are nearby with primary schools, a Post Office and a bakery.

Agents Note: This property is steel framed and we suggest the purchaser speaks to their lender before making an appointment to view due to it being non standard construction.

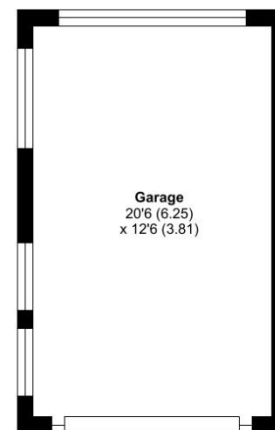
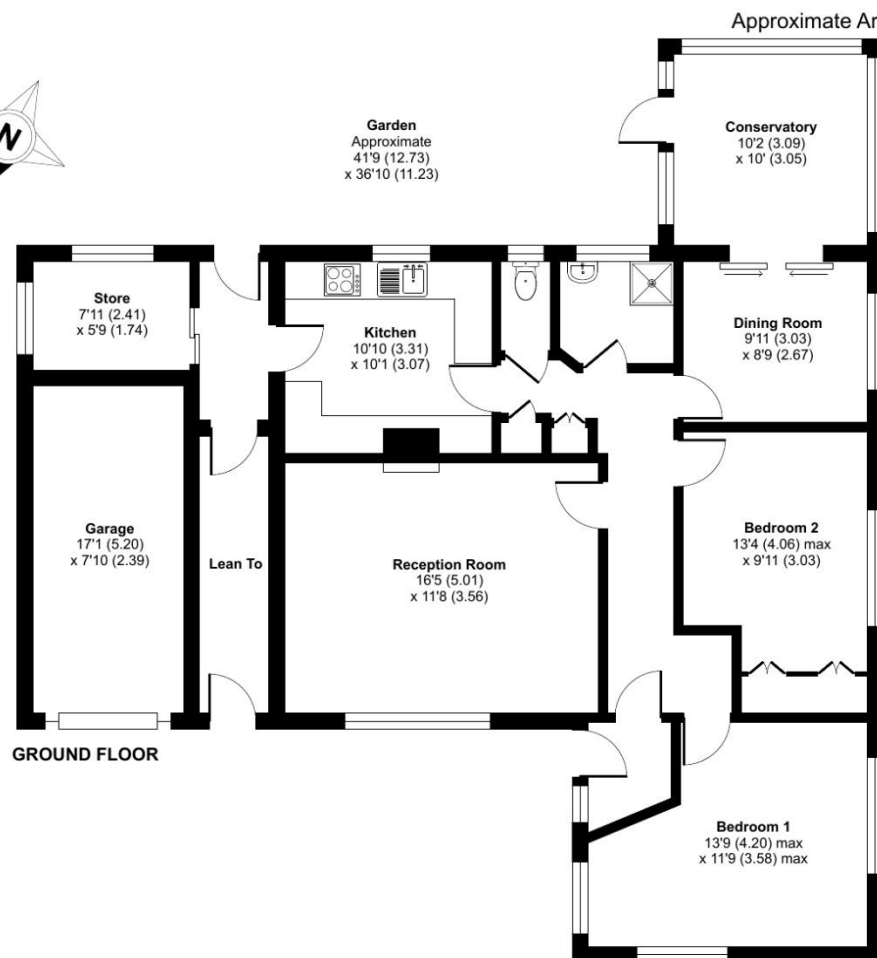
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains, electricity, water & drainage. Oil central heating.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 15/4/25





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Finns. REF: 1277210

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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