



30 The Hill, Littlebourne, Canterbury, Kent, CT3 1TA

finns.co.uk

**30 The Hill, Littlebourne, Canterbury,
Kent, CT3 1TA**

£450,000 Freehold

A well presented former Coach House which has been thoughtfully modernised and extended to create a wonderful three bedroom family home situated in the popular village of Littlebourne.

- Three bedroom former coach house
- Stunning kitchen/dining/family room extension
- Utility room
- Well presented throughout
- Beautiful sitting room with wood burning stove
- Gas central heating
- Off road parking
- 72' rear garden
- Lovely views across open farmland to the front
- Large loft, ideal for storage & potential for conversion – subject to planning
- Situated in the sought-after village of Littlebourne

Set back from the road behind its pretty front garden and off-road parking, the front door opens to the porch and through to the sitting room with timber flooring and a lovely exposed brick fireplace, complete with a wood-burning stove.

An inner hallway leads into a stunning open-plan kitchen, dining, and family room. This light-filled space is perfect for modern family living, featuring a striking central island with a breakfast bar, integrated appliances, and patio doors that open out to the rear garden, creating a wonderful flow between indoors and out. A useful utility room and downstairs cloakroom with w.c and wash hand basin add to the home's practicality.



Upstairs, there are three comfortable bedrooms, two with built-in storage, and a stylish family bathroom with a modern white suite including a bath, separate shower, WC and wash hand basin.

Outside, the rear garden extends to around 72' x 24' and offers plenty of space for children to play or for hosting summer get-togethers. It's mainly laid to lawn with a variety of established trees and shrubs providing colour and privacy, and also includes a handy garden shed.

This is a truly lovely home that combines character and charm with modern comfort — perfect for family life in a village setting.

Littlebourne is a picturesque village just four miles east of Canterbury, offering a great blend of countryside charm and convenient access to the city. Centred around its beautiful medieval church and historic timber barn, the village has a great sense of community with a local shop, post office, pub, primary school, doctor's surgery and farm shop all within walking distance from the property. Surrounded by scenic Kent countryside, it's ideal for those who enjoy walking and cycling, while still being within easy reach of Canterbury's vibrant shops, restaurants and rail links to London.

Viewing:

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

Services:

Mains gas, electricity, water & drainage.

Council Tax:

Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date:

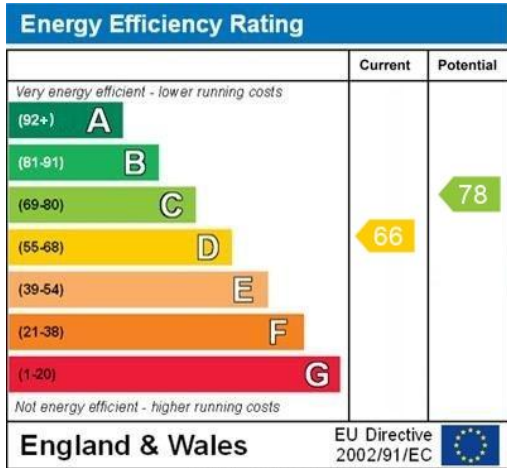
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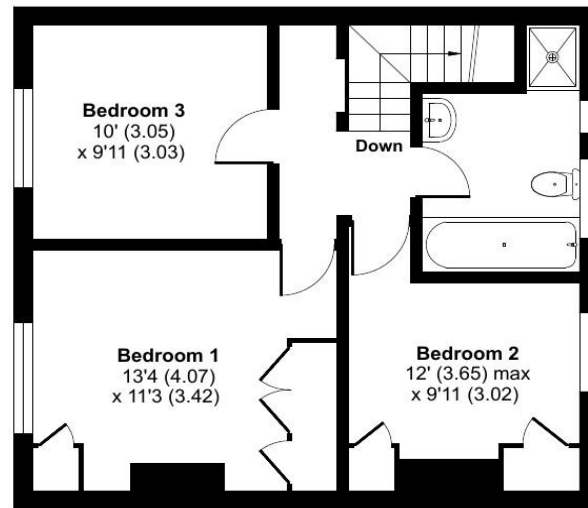




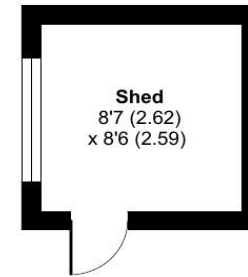




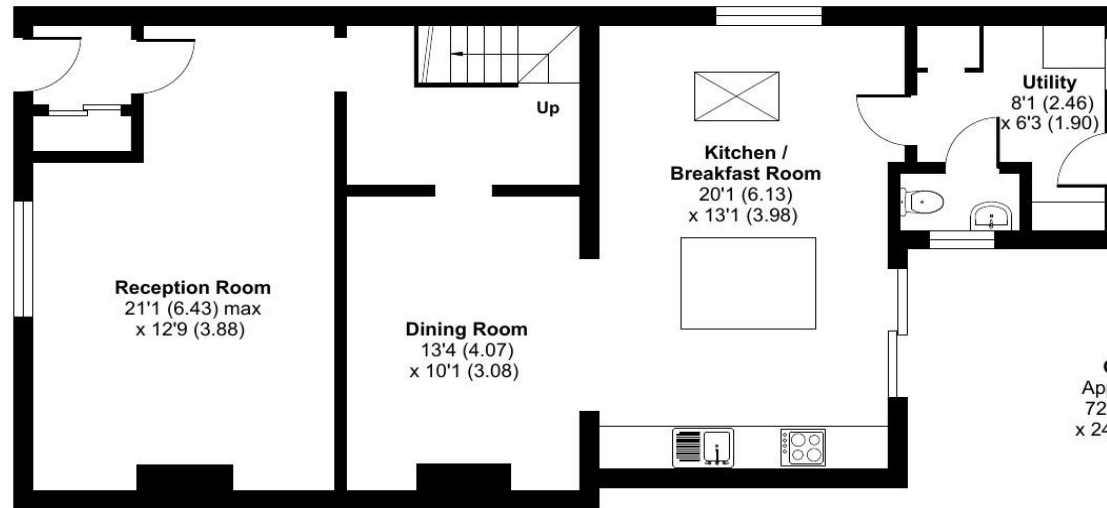




FIRST FLOOR



OUTBUILDING



GROUND FLOOR

Approximate Area = 1335 sq ft / 124 sq m
Shed = 73 sq ft / 6.7 sq m
Total = 1408 sq ft / 130.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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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Canterbury
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Lettings: 01227 452111

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Sandwich
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Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
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