





Freehold



## 10 St. Vincents Close, Littlebourne, Canterbury CT3 1TZ

- Semi Detached 1930's Built Family Home
- Three Generously Proportioned Bedrooms
- Stripped Floorboards & Bespoke Joinery
- Creative Décor & Beautifully Enhanced
- Open Fireplace With Wood Burning Stove
- French Doors From The Kitchen Breakfast Room
- Attractive Façade With Block Paved Driveway
- 100 Ft Rear Garden Backing Onto Stunning Countryside

### SITUATION:

Littlebourne is a pretty village approx. four miles from the historic cathedral city of Canterbury. It is surrounded by beautiful countryside with rural walks linking other neighbouring villages such as Wickenbreaux and Ickham both of which have quintessential English pubs.

Littlebourne has a busy village shop/post office, a playing field, doctors' surgery, village church, a primary school and the popular Evenhill public house. One of the many benefits that the village also offers is a very regular bus service to Canterbury and Sandwich.

Littlebourne connects with a vibrant village network including Wingham, which has a good selection of shops, pubs and restaurants, as well as a primary school and a dentist.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.





#### DESCRIPTION:

A striking semi-detached family home built in the 1930's and has since been creatively updated by the current owners who have an eye for detail and interior design.

The property is flourishing in arty décor and original features which include stripped hardwood flooring and panelled doors which is further enhanced by bespoke joinery and a charming open fireplace with wood burning stove.

The property is set back from the road and benefits from a bloc paved driveway large enough for two cars, whilst to the rear one will find an attractive, well-established garden which is over 100 ft long and backs onto Littlebourne's beautiful countryside.

The front door opens into an entrance lobby, which in turn leads one to a well-proportioned family room with chimney breast central to the alcoves which hold bespoke cupboards and shelving built neatly



within the space. The fireplace is open and encompasses a wood burning stove, currently unconnected but a flute could be installed.

The kitchen breakfast room is configured at the rear of the property and has french doors leading to the garden as well as having a separate side access to the driveway.

The kitchen has a double range oven which is centred around an array of wall and floor units, there is plenty of room for free-standing appliances and a dining room table which can be placed overlooking the garden.

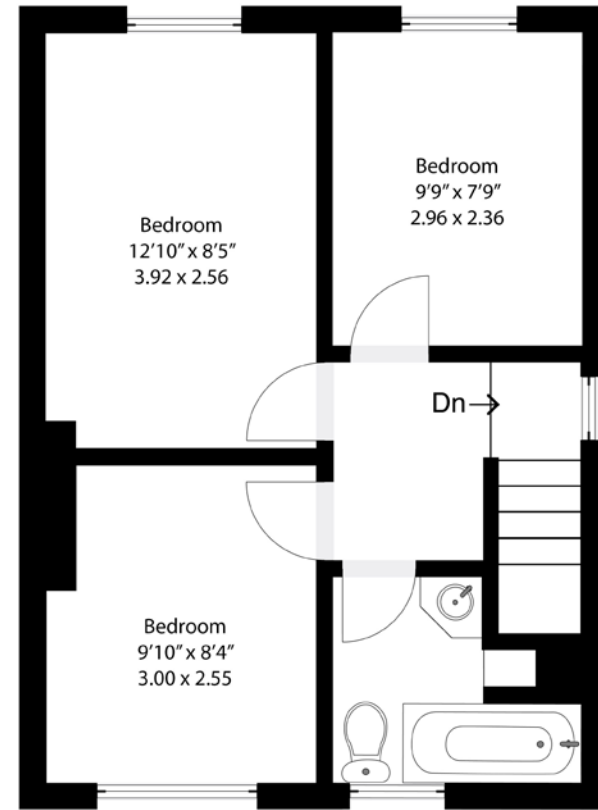
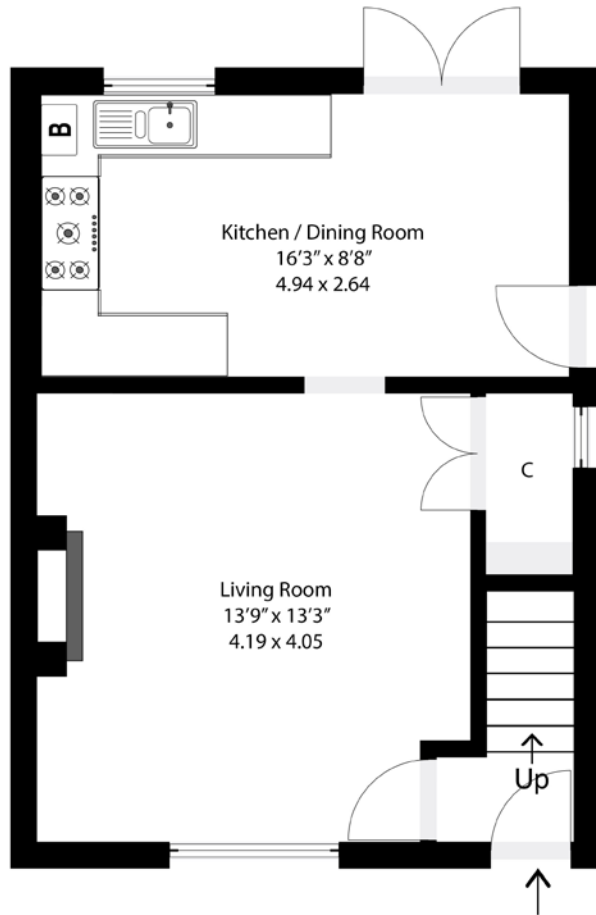
Stairs from the entrance lobby ascend to the first floor where one will find three generously proportioned bedrooms and a well-appointed family bathroom. The loft is fully boarded and runs the full width of the property and holds the potential to convert to create a fourth bedroom.

#### OUTSIDE:

This family home has an expanse of outside space with over a 100 ft of lawned garden stretching out towards unspoilt countryside, where there is access to fields and woodland, perfect for nipping out with the dog.

Secure fencing borders the garden whilst there are several sheds and a greenhouse ideal for keeping bicycles and garden tools.

The French doors from the kitchen step out onto a patio area which runs around the rear and side of the property, the perfect spot for alfresco dining.



TOTAL FLOOR AREA: 761 sq. ft (71 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
B



GENERAL INFORMATION  
All services are mains connected

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