



FOUNDATION

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2 School Path, Littlebourne, Canterbury CT3 1XA

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



2 School Path, Littlebourne, Canterbury CT3 1XA

- Striking Detached Substantial Residence
- Creatively Extended & Significantly Enhanced
- Fine Decor & Natural Materials
- High Specification Kitchen & Bathrooms
- Over 2500 Sq.Ft In The Main House
- Two Large Self-Contained Outbuildings
- Holiday Let & Glamping Opportunity
- Set Within Almost 0.83 Acres Of Enchanting Grounds



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 significantly enhanced detached property which has been creatively extended, using intellectual architecture, the finest of materials and exceptional interior design.

School Path occupies a generous 0.83 acre plot of secluded and enchanting grounds, which includes two detached substantial outbuildings, which hold the potential to run a successful holiday let business.

The current owners have made exceptional improvements in this renovation, there is now over 2500 sq.ft of luxury accommodation which incorporates five double bedrooms and three sleek bathrooms.

The façade is a wonderful mix of French clay roof tiles, dark larch cladding and aluminium framed windows, this is balanced beautifully with a high specification interior, Kamdean flooring, a solid oak staircase, quartz topped kitchen and striking wood burning stove.



Every effort has been made to ensure the property runs efficiently with a brand new zoned central heating system, extensive double glazing, a full re-wire and good levels of insulation.

The entrance lobby opens into a vaulted kitchen breakfast room there are four skylights, whilst the ceiling has been dressed in elegant pendant lighting.

A Howdens solid wood kitchen has been installed, integrating a dishwasher, wine cooler and butler sink, a large double range stove and American style fridge freezer has been fitted into the bespoke units, and the area is finished with quartz work tops and antique brass handles.

The Kamdean herringbone patterned flooring is laid seamlessly throughout and leads through to the inner hallway where one will find a magnificent solid oak bifurcated staircase with mezzanine landing which overlooks the kitchen breakfast room.

The kitchen is further enhanced by a utility room adjacent, whilst the rest of the ground floor offers a 25ft living room with wood burning stove, a snug/family room with French doors to the garden and three double bedrooms and two luxury bathrooms.

To the first floor, there is a further two bedrooms both with bespoke dressing rooms and a jack and jill bathroom which sits between the two rooms.





ANNEXE:

There is an additional two outbuildings, the two storey annexe which has over 1200 sq.ft of well-appointed space, there is an open plan living area to the ground floor complete with a kitchen and access to its private garden, to the first floor there is either three versatile rooms.

Conifer Lodge has three bedrooms with an open plan living area, both annexes could offer an opportunity to be run as a holiday let business with the added potential of an additional piece of land where yurts or shepherd's huts could be placed.

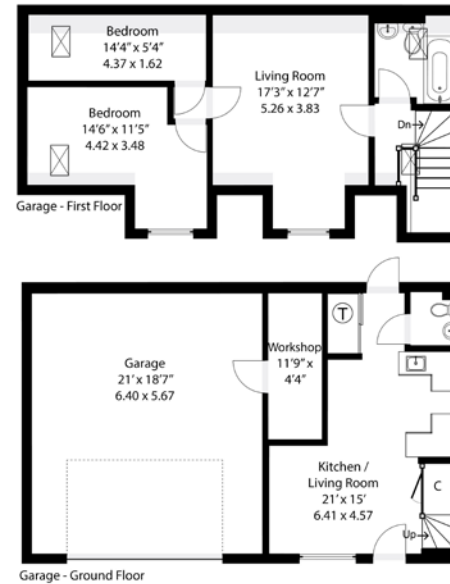
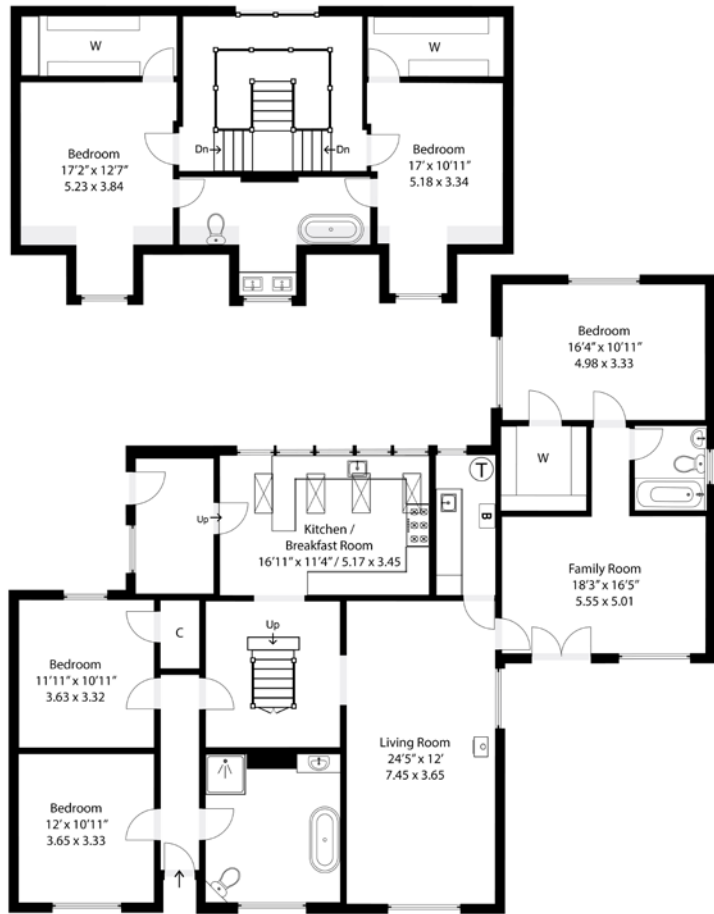
OUTSIDE:

School Path occupies a generous and secluded plot of almost an acre, it is tucked away in the village of Littlebourne. A private track brings you to the most enchanting spot with mature trees and established shrubs, the long driveway brings you down to a large parking area, whilst the grounds are mainly laid to lawn with two large ponds attracting wildlife.

The garden runs around the property with another area of garden accessible from the French doors in the family room.







HOUSE: 2536 sq. ft (236 sq. m)
 COTTAGE/GARAGE: 1251 sq. ft (116 sq. m)
 LODGE: 757 sq. ft (70 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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