



Freehold



Springfield Lodge, Bekesbourne Lane, Bekesbourne, Canterbury CT4 5DX

- Substantial Detached 1930's bungalow
- One Bedroom Self Contained Annex
- Almost 2000 SqFt Of Accommodation
- Significantly Improved Throughout
- Set Within Almost Half An Acre Of Mature Grounds
- Insulated Garden Office
- Peaceful Semi-Rural Location
- Easy Access To Canterbury
- Excellent Schools



SITUATION:

The village is surrounded by beautiful countryside, and an abundance of walks. Woolton Farm has a bar and restaurant whilst Chalkpit farm has a cafe and other local shops and services. A village hall is the heart of the community and holds regular coffee mornings, quiz nights and fitness classes. The neighbouring villages of Bridge and Littlebourne both just two miles away offer good local services including primary schools, village stores, churches, Post Offices, and doctors' surgeries.

The cathedral city of Canterbury is just five miles away and 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.

The historic market town of Sandwich is just ten miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's.



DESCRIPTION:

Built in the 1930's this substantial detached bungalow and adjoining annex has recently been updated by the current owner who has creatively enhanced the property by installing new windows and flooring, and updating the kitchens, bathrooms and utility room. Of particular note is the quiet, secluded setting of the property whilst offering easy access to nearby Canterbury in a matter of minutes.

Springfield Lodge occupies a generous, almost half acre plot which includes a large gravelled driveway, beautifully established gardens and an additional plot of land. Internally there is almost 2000 sq. ft of accommodation which includes a self-contained annex, ideal for a relative, home business or holiday let and a garden office.

This well-appointed home is perfect for a growing family, however it offers further potential to extend the accommodation by adding an additional floor above the existing footprint or extending at ground level STPC



The front door opens into a spacious porch with plenty of storage space, which in turn opens into a large reception room with wood burning stove and stripped wooden flooring.

The lounge leads into a kitchen breakfast room, with Shaker style units, decorative panelling, new work tops and sink and French doors to the garden. The kitchen is further enhanced by a large utility room with additional kitchen units and space for laundry appliances, leading to a cloakroom with WC and hand basin.

From the internal hallway there are three double bedrooms all with new carpets, and a well-appointed bathroom with a roll top bath, separate shower, hand basin and WC.

ANNEX:

The one bedroomed annex is accessed via its own entrance and has a large double bedroom, with en suite shower room and an open plan living/kitchen which also provides

access to a loft room which can be used as an office or for storage. The annex has its own patio which can be separated from the main garden with hedging or discreet fencing.

OUTSIDE:

Springfield lodge occupies almost half an acre of grounds, with a circular driveway providing parking for several cars, leading to a garage/workshop. The gardens wrap around the bungalow and are mainly laid to lawn, interspersed with trees and established shrubs.

To the rear is a large patio, whilst to the left there is a well-insulated summer house which makes a useful home office along with a greenhouse and 3 storage sheds.

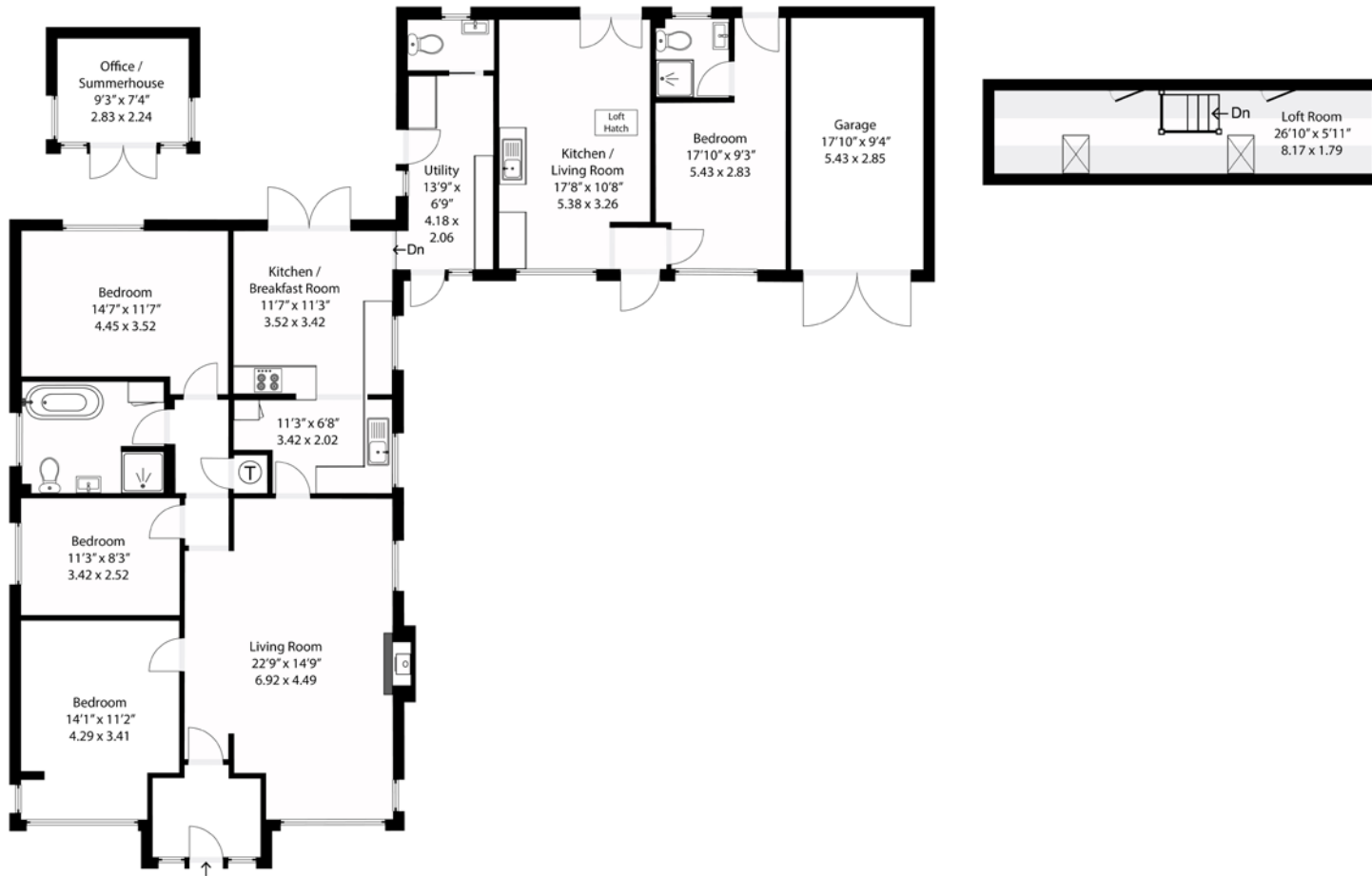
There is an additional plot of land adjoined to the main garden which could become an orchard, a play area for children or house a studio or possibly a shepherd's hut.











TOTAL FLOOR AREA: 1988 sq. ft (185 sq. m)
 HOUSE: 1753 sq. ft (163 sq. m)
 GARAGE: 235 sq. ft (22 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 Oil fuelled heating & private drainage

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