



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



253, Canterbury Road, Herne, CT6 7HD

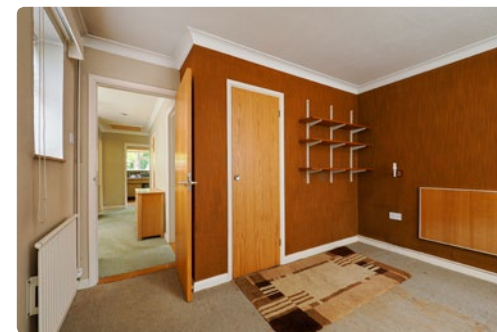
3 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



253, Canterbury Road, Herne, CT6 7HD

- Pleasant 1960's Built Detached Bungalow
- Three Bedrooms & Dual Aspect Living Room
- Potential To Modernise & Further Enhance
- Bright & Airy Throughout
- Opportunity To Convert The Loft
- Set Within 0.19 Acres Of Manicured Grounds
- Vegetable Garden With Fruit Bushes
- Driveway, Detached Garage & Brick Built Workshop



SITUATION:

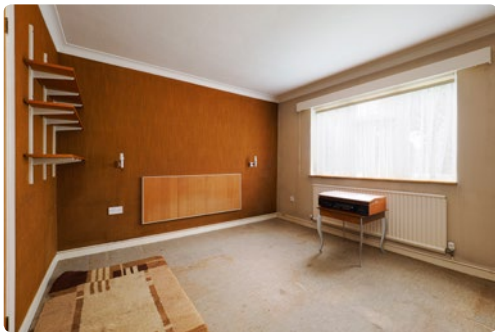
The property is situated in the pretty village of Herne, which is dominated by the magnificent 14th century church of St Martin and has several pubs, one reputedly the smallest in England, specialising in fine ales. There is also a post office/store, dental surgery, primary school, and village hall next to a large playing field.

The bustling seaside town of Herne Bay is less than two miles away and has a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities and an historic pier. The town also boasts a rowing and sailing club, a football club in the Kent league, a local cinema, and a swimming pool.

The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular

service to London Victoria and high speed to St. Pancras in just over an hour. The town enjoys excellent road links with the A299 providing access to both the coast and London via the A2/M2 motorway network.

The nearby cathedral city of Canterbury is just seven 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.



DESCRIPTION:

A pleasant 1960's three bedroomed detached bungalow situated in the sought after village of Herne, and occupying a particularly beautiful and generous plot of established, well-manicured grounds.

Having remained in the same family's ownership since its construction by esteemed developers Johnson & Ratford, this property now offers a wonderful opportunity for new owners to put their own stamp on it, with ample scope to modernise and enhance. Ideally situated in the heart of Herne village, with excellent access to the coast and the historic Cathedral city of Canterbury, the area appeals to both families and couples alike.

Plans for the construction of a new bypass for Herne village are already partially implemented, with completion scheduled for December 2026. At that time, all through traffic will be diverted away from the locality.

A spacious entrance hall with storage

cupboards forms the heart of the home, giving access to three well-proportioned bedrooms, all with fitted wardrobes. There is a shower room alongside a separate WC this could be knocked through creating one main family bathroom.

At the rear of the property, the living space includes a dual-aspect lounge with a feature stone fireplace and large French doors opening onto the impressive 100 ft rear garden. The adjoining retro-style kitchen offers generous storage and worktop space. Above, a substantial attic presents exciting potential for conversion, subject to the necessary permissions, offering the opportunity to create additional living accommodation

OUTSIDE:

Set within a generous 0.19-acre plot, the bungalow is positioned well back from Canterbury Road and is accessed via a

separate service road. The grounds are beautifully landscaped; at the rear, a well-maintained lawn is bordered by established shrubs, vibrant flowerbeds, and mature trees, all enclosed by a dense beech hedge that ensures complete privacy. A patio runs along the rear of the house and extends toward the workshop and garage, creating a seamless connection between indoor and outdoor spaces.

Toward the far end of the garden lies a charming, secluded area dedicated to growing vegetables, complemented by fruit bushes that offer an abundant seasonal harvest.

At the front of the property, a spacious driveway provides parking for two cars and access to a detached garage with an electric roller shutter door. Behind this sits a separate brick-built outbuilding, offering a generously sized, fully serviced workshop.







TOTAL FLOOR AREA: 1333 sq. ft (123 sq. m)
HOUSE: 960 sq. ft (89 sq. m)
OUTBUILDINGS: 373 sq. ft (34 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connectd

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

