



CHRISTOPHER HODGSON

Herne, Herne Bay

Busheycroft, 39 Busheyfields Road, Herne, Herne Bay, Kent, CT6 7LJ

Freehold

A substantial family home occupying an exceptional plot of approximately one acre, enjoying a private and highly sought-after woodland setting just 2.7 miles from Herne Bay, 4.4 miles from Whitstable and 5.7 miles from Canterbury.

Busheycroft offers generous and highly versatile accommodation extending to approximately 2,729 sq ft (235 sq m). Now requiring comprehensive refurbishment, it presents a rare opportunity to create a bespoke family home of considerable quality, with further potential to extend, subject to all necessary consents.

The existing layout comprises a welcoming reception hall, spacious open-plan sitting room/dining room centred around an open fireplace, separate dining room, kitchen, additional reception room and cloakroom. To the first floor are four double bedrooms, a large balcony accessed from two of the bedrooms, and a family bathroom. The principal bedroom also benefits from an en-suite bathroom.

The mature woodland gardens are a defining feature of the property, providing a beautifully secluded setting and a remarkable sense of privacy, ideal for both relaxation and entertaining. Nearby footpaths provide easy access to East Blean Woods and the surrounding countryside. The property also benefits from a double garage and is offered for sale with no onward chain.

The plot benefits from an impressive frontage to Busheyfields Road of approximately 244 ft (74m) and a maximum depth of approximately 220 ft (67m). Given the size and configuration of the site, there may be potential for one or more additional dwellings, subject to obtaining all necessary planning permissions and approvals.

Interested parties are advised to make their own enquiries regarding planning matters directly with Canterbury City Council on 01227 862000 or via www.canterbury.gov.uk/planning.

LOCATION

Herne is a desirable village located approximately 1.9 miles and 4.6 miles respectively from the popular seaside towns of Herne Bay and Whitstable and is well served by bus routes, a post office/local store, dental surgery, C of E primary school, village hall, 14th century St Martin's church and two public houses, including The Butchers Arms, Britain's first micropub. The A299 is easily accessible, providing a dual carriageway link to the M2/A2 with access to the Channel ports and subsequent motorway network.

Herne Bay is well served by shops, schools, bus routes and other amenities, as well as the bustling town centre and highly regarded seafront which boasts a marina as well as popular watersport facilities. There is also a mainline railway station providing fast and frequent links to London (Victoria) in approximately 93 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The cathedral city of Canterbury (approximately 7 miles distant) offers theatres, cultural and leisure amenities, as well as

benefiting from excellent public and state schools. The city also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 21'4" x 19'6" (6.50m x 5.94m)
- Dining Area 15'0" x 12'10" (4.57m x 3.92m)
- Kitchen 22'10" x 8'0" (6.96m x 2.44m)
- Dining Room 24'5" x 9'10" (7.45m x 3.00m)
- Reception Room 26'3" x 12'0" (8.00m x 3.65m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 21'2" x 15'6" (6.45m x 4.72m)
- En-Suite Bathroom
- Bedroom 2 13'7" x 9'9" (4.15m x 2.98m)
- Balcony 42'7" x 4'7" (12.98m x 1.40m)
- Bedroom 3 11'11" x 10'10" (3.63m x 3.30m)
- Eaves
- Bedroom 4 11'1" x 6'7" (3.38m x 2.01m)
- Bathroom

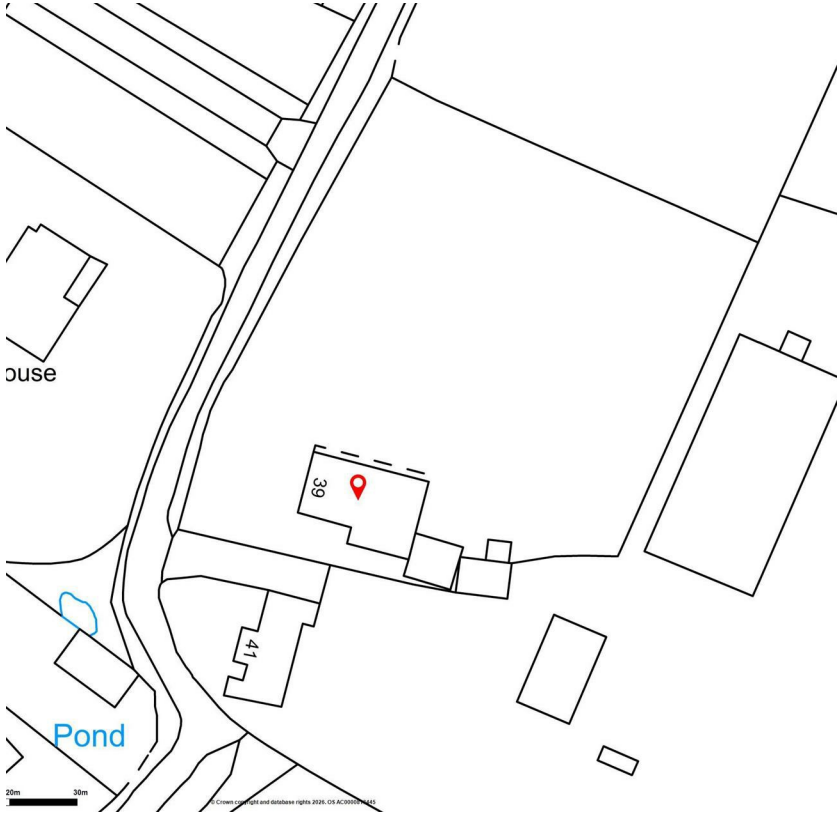
OUTSIDE

- Garden 240' x 201' (73.15m x 61.26m)
- Double Garage 19'8" x 19'6" (5.99m x 5.94m)







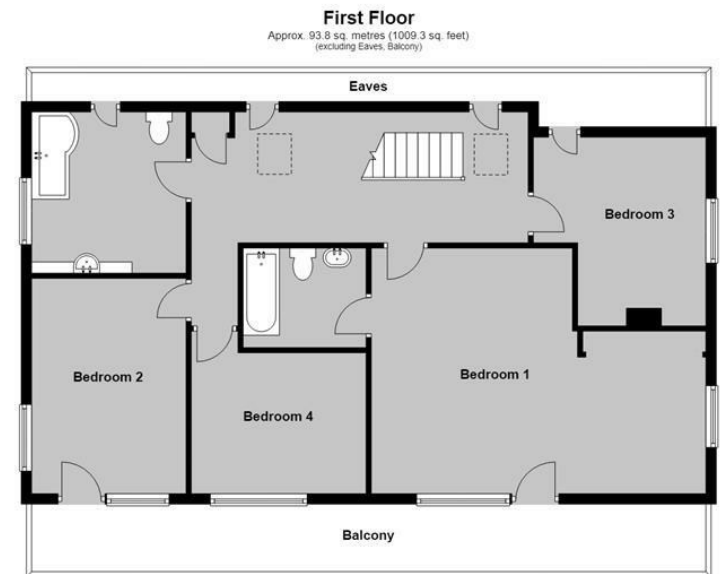


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Main area: Approx. 253.6 sq. metres (2729.2 sq. feet)
Plus garages: approx. 35.7 sq. metres (384.2 sq. feet)



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