



2 Howletts Oast, Littlebourne Road
Bekesbourne, Canterbury, CT4 5EH
£599,000

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2 Howletts Oast

Littlebourne Road, Bekesbourne, Canterbury

A deceptively spacious and distinctive family home, set within generous gardens and offering beautifully presented, light-filled accommodation in an idyllic countryside setting.

Situation

Situated in the charming village of Bekesbourne, this former oast house enjoys superb views across open farmland and rolling countryside. The village itself benefits from a mainline railway station, while the neighbouring villages of Bridge and Littlebourne offer a range of everyday amenities including primary schools, churches, a village store and post office, traditional pubs, and active community halls. Leisure facilities are plentiful, with Howletts Wild Animal Park, Wingham Wildlife Park, and Canterbury Golf and Hockey Clubs all close by. The historic cathedral city of Canterbury lies just three miles away, providing excellent shopping, cultural attractions, and a wide choice of schools, colleges, and universities. Canterbury also offers high-speed rail services to London St Pancras in approximately 55 minutes, while convenient road links, Eurostar, and Eurotunnel services provide straightforward access to the Continent.

The Property

A deceptively spacious and distinctive family home, set within generous gardens and offering beautifully presented, light-filled accommodation in an idyllic countryside setting. Positioned well back from the road, this former Oast House has been thoughtfully and sympathetically converted into five individual residences, with No. 2 enjoying the largest plot and making the most of far-reaching rural views. Lovingly maintained and enhanced by the current owners, the property boasts a stunning fully glazed conservatory, along with tasteful contemporary updates throughout. The impressive kitchen/breakfast room provides superb space for both everyday living and entertaining, complemented by a spacious sitting room, both rooms featuring wood-burning stoves. The kitchen itself is fitted with a range of matching shaker-style cabinetry, a central island, integrated appliances, and sleek quartz worktops, while a separate utility/laundry room adds valuable practicality. Upstairs, the first floor offers three well-proportioned double bedrooms, served by a modern

family bathroom and an ensuite shower room to the principal bedroom. This delightful country home also benefits from full double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Outside

The generous gardens are a particularly attractive feature of this property, extending to the rear and around the side to create a wonderful sense of space and privacy. A private gravel driveway provides ample parking for several vehicles, enhancing both convenience and seclusion. The main garden is predominantly laid to a well-maintained, shaped lawn, interspersed with occasional trees and shrubs and enclosed by mature maintained hedging, creating a charming and structured outdoor setting. Within the grounds there is also a good-sized workshop and a greenhouse. Immediately adjoining the conservatory is a large, decked terrace, perfectly positioned to take full advantage of the beautiful surrounding countryside views.

Services

Mains electricity, gas and water are understood to be connected. Private drainage.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW. **Tel:** 01227 862000

Tenure

Freehold

Current Council Tax Band: D

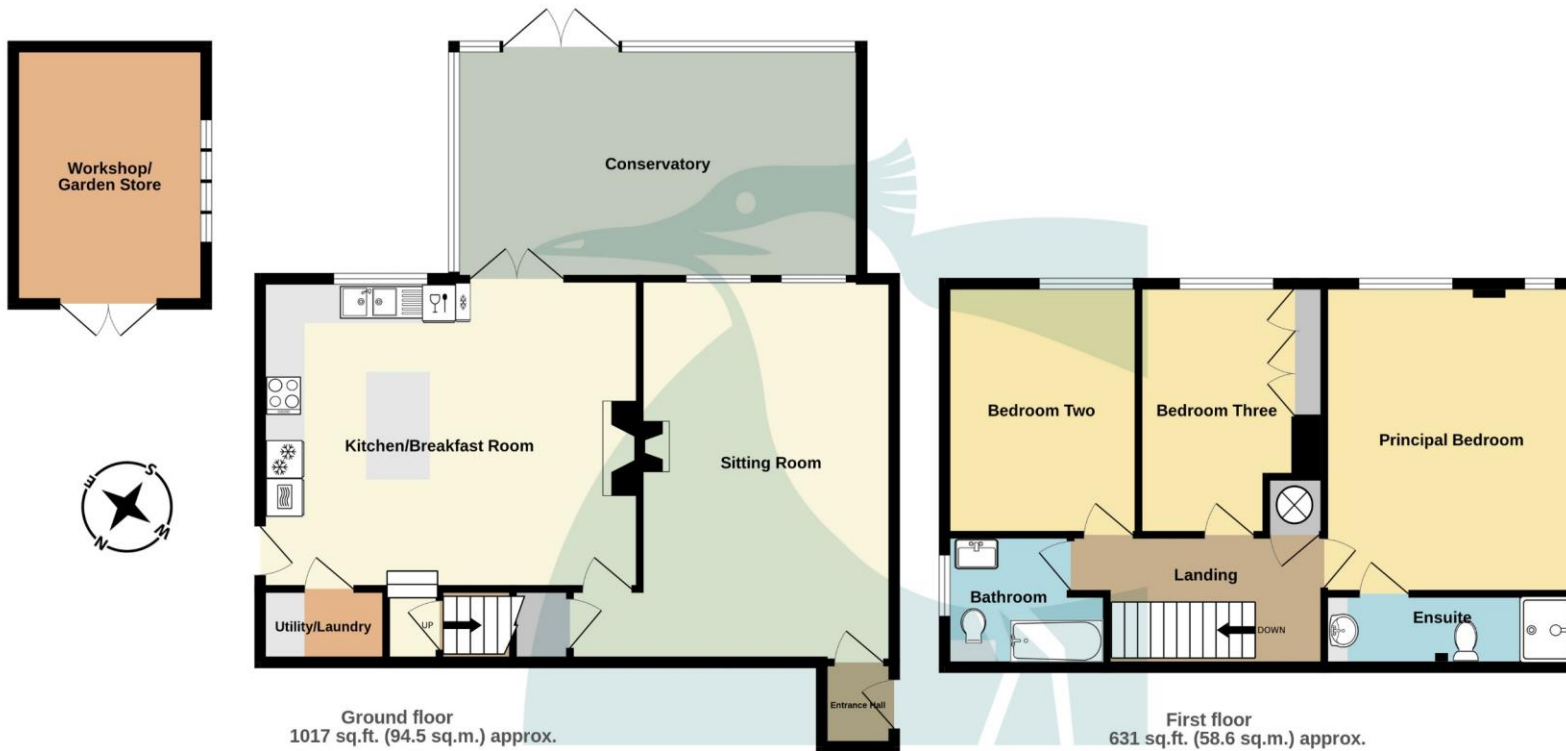
EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**



Entrance Hall
4' 4" x 3' 8" (1.32m x 1.12m)

Sitting Room
19' 7" x 13' 0" (5.96m x 3.96m)

Kitchen/Breakfast Room
19' 5" x 15' 10" (5.91m x 4.82m)

Conservatory
20' 10" x 11' 10" (6.35m x 3.60m)

First Floor

Principal Bedroom
16' 0" x 12' 11" (4.87m x 3.93m)

Ensuite
12' 10" x 3' 8" (3.91m x 1.12m)

Bedroom Two
12' 10" x 9' 11" (3.91m x 3.02m)

Bedroom Three
12' 10" x 8' 0" plus wardrobes (3.91m x 2.44m)

Bathroom
8' 4" x 6' 8" (2.54m x 2.03m)

Workshop/Garden Store
13' 1" x 9' 10" (4.00m x 3.00m)

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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