



Guide Price
£750,000

Freehold

4x  1x  1x 

**Church Lane, Westbere,
Canterbury, Kent, CT2**

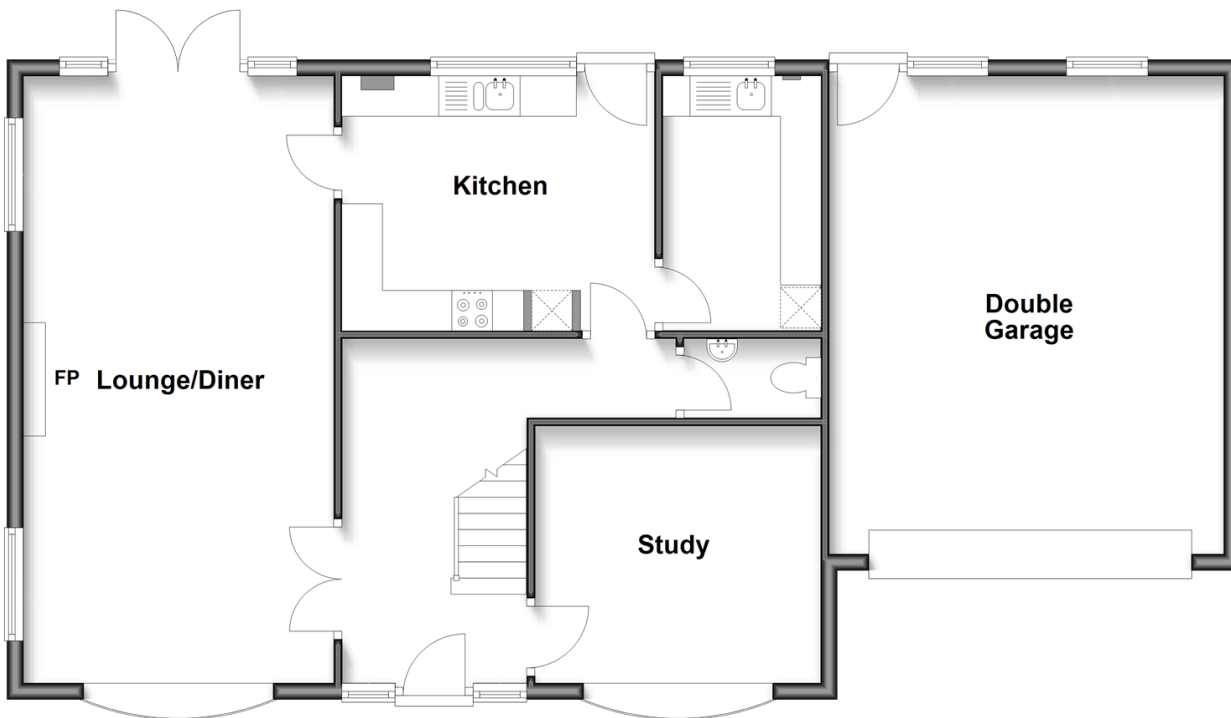
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

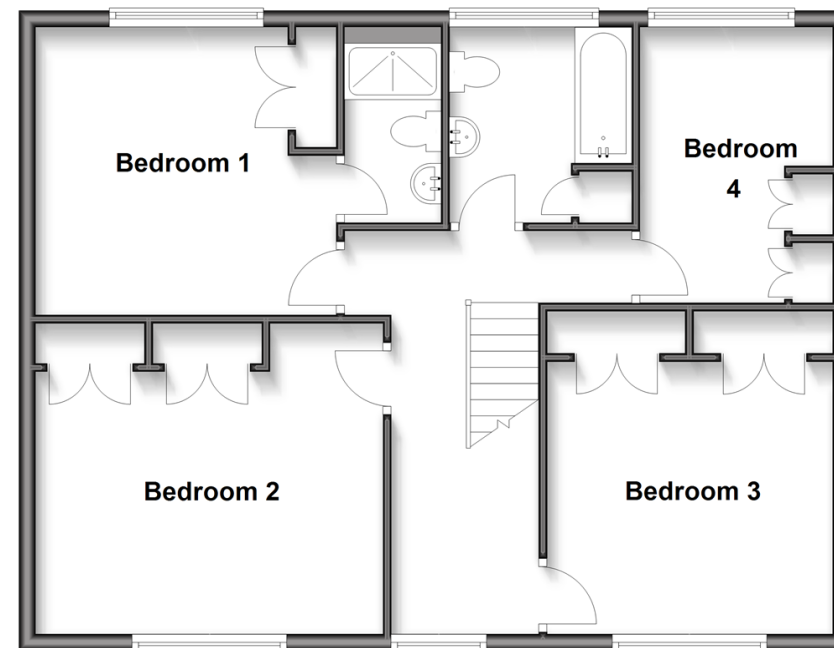
Ground Floor

Approx. 103.1 sq. metres (1109.2 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Study: 11'5 x 11'5 (3.48m x 3.48m)

Lounge/Diner: 26'5 x 12'6 (8.06m x 3.81m)

Kitchen: 12'7 x 10'4 (3.84m x 3.15m)

Utility Room: 10'4 x 6'1 (3.15m x 1.86m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 11'10 (3.69m x 3.61m)

En Suite Shower Room

Bedroom 2: 14'0 x 12'6 (4.27m x 3.81m)

Bedroom 3: 11'7 x 11'6 (3.53m x 3.51m)

Bedroom 4: 11'4 x 7'4 (3.46m x 2.24m)

Bathroom: 8'6 x 7'4 (2.59m x 2.24m)

OUTBUILDING

Double Garage: 19'8 x 15'11 (6.00m x 4.85m)

OUTSIDE

Front Garden

Off Road Parking

Rear Garden



Main features

- Potential to extend and develop subject to the necessary planning permissions being obtained
- Being sold with no onward chain
- Garage and driveway allowing plenty of off road parking
- Generous sized family home nestled away on a quiet road in the popular village of Westbere
- Fantastic location within a short drive of Canterbury city centre and the Kent coast



Nearest Schools

Primary Schools: Sturry C of E Primary 0.7 miles, Hersden Community Primary 0.9 miles, Junior King's School 1.6 miles, Parkside Community Primary 2.0 miles
Secondary Schools: Spires Academy 0.4 miles, Barton Court Grammar School 3.0 miles



Transport Information

Train Stations: Sturry 1.2 miles, Canterbury West 3.3 miles, Canterbury East 3.6 miles



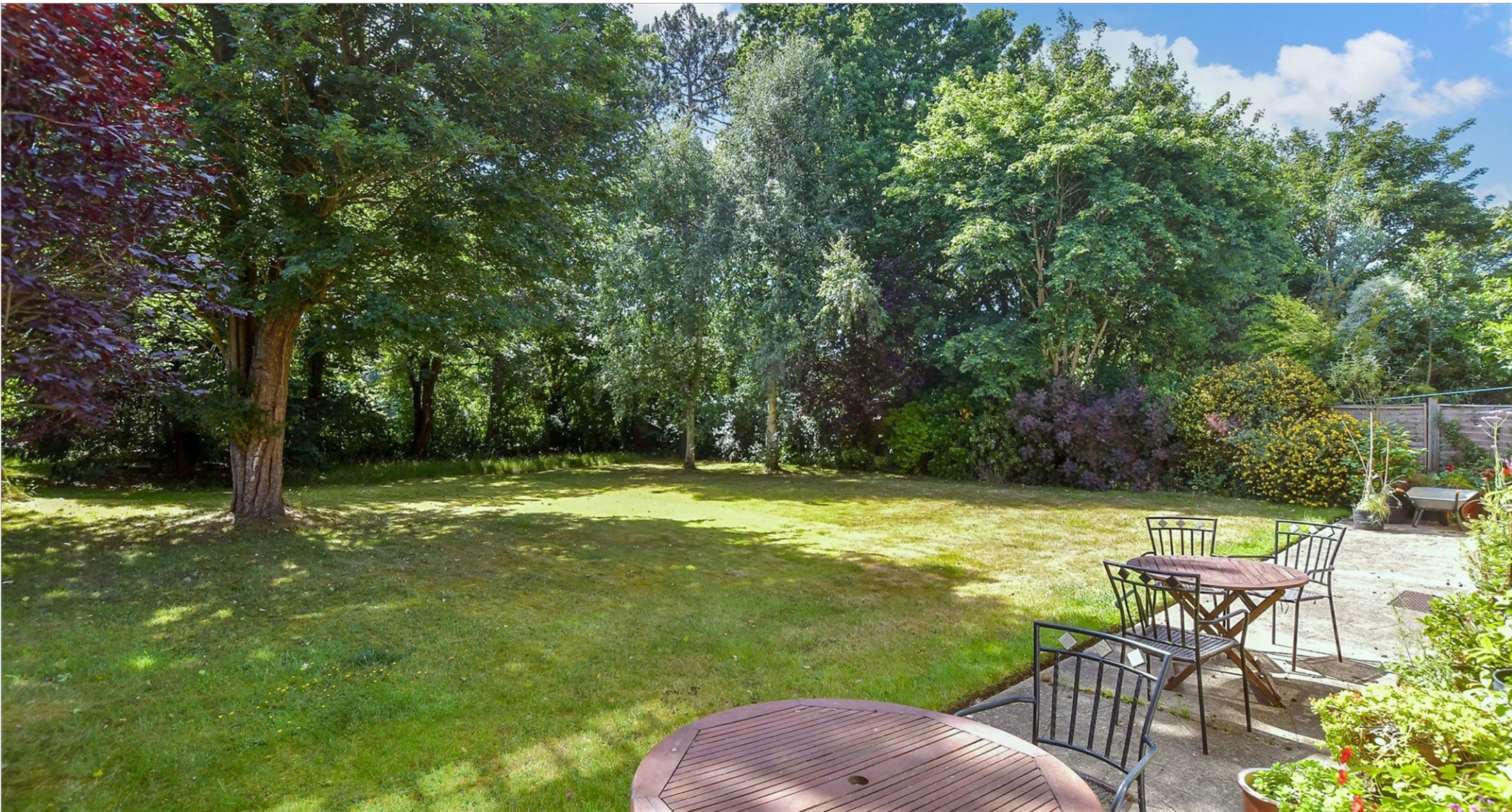
Address

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Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	C(70)	B(84)

10329403/20260106/JT/JT