

Charles Bainbridge

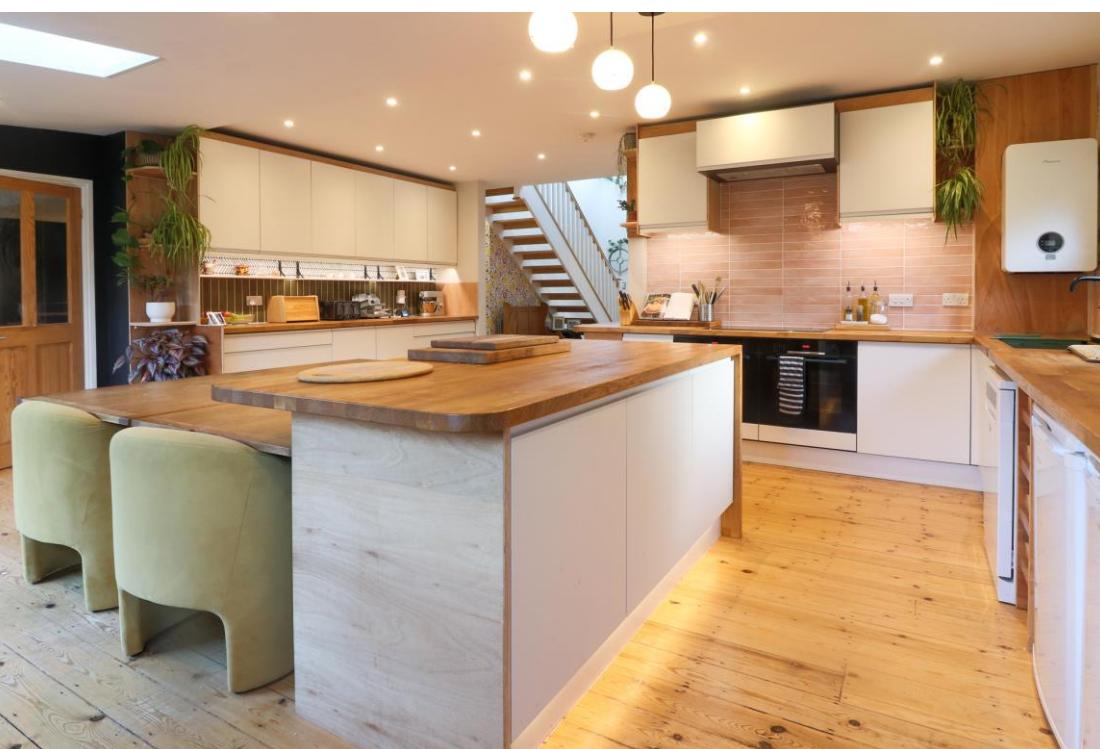


18 Albion Lane,
Herne Bay, Kent, CT6 7LP



Offers in Excess of
£700,000







A most impressive, detached house having been comprehensively extended and remodeled to provide extensive and versatile family accommodation with a contemporary finish and a light and airy atmosphere. There is a large reception hall with an impressive staircase rising to the vaulted galleried landing. The living accommodation includes a very substantial open-plan kitchen/dining room being comprehensively fitted and featuring solid timber worksurfaces, a matching island unit, and sliding doors to the rear open onto the garden. There is a large adjoining living room also opening onto the garden with an attractive log-burning stove. There is also a comprehensive, good-sized utility room. There are three bedrooms on the ground floor including a large guest suite with a comprehensive ensuite bathroom. On the first floor is a stunning master bedroom suite with a vaulted ceiling, dressing area, and ensuite bathroom. There is an attractive galleried landing providing additional living space and a further large double bedroom. The property enjoys an impressive specification throughout incorporating thoughtful design features. The property benefits from double glazed windows and doors and gas fired central heating.

From the front vehicular access is gained onto a large granite driveway providing ample parking and turning. There is a beech hedge to the front boundary, and borders, and a composting area to the side. Paths to each side of the property reach the rear garden. The rear garden measures approx. 63ft (19.19m) wide x 68ft (20.71m) deep with a timber decked area to the rear of the house adjacent to well-stocked borders and onto a substantial lawn with further borders to the sides and rear. There is a timber seating area with a timber arbor and wisteria to one side. To the other side is a substantial timber garden cabin/workshop. There is an in-ground trampoline, shed, and workshop. The garden is enclosed by wood-paneled fencing.

The property is located in the popular village of Herne with easy access to the highly regarded local primary school and a selection of local amenities in the village centre. There is easy access to the nearby coastal town of Herne Bay which provides a further set of comprehensive amenities and an impressive seafront with lovely walking and cycling along coastal paths and trails. The neighbouring town of Whitstable is easily accessible and famous for its fishing heritage and oysters now provides a vibrant town centre with a range of colourful independent retailers. The Cathedral City of Canterbury to the south offers a comprehensive range of shopping, leisure and educational facilities. From Canterbury West Station the High-Speed rail link is available to London St. Pancras with a journey time of an estimated 55 mins.

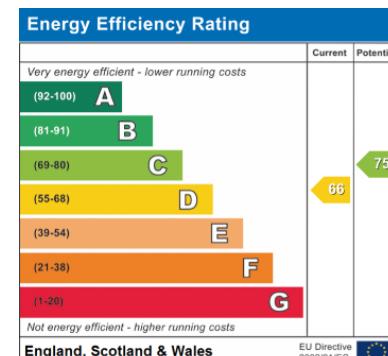
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

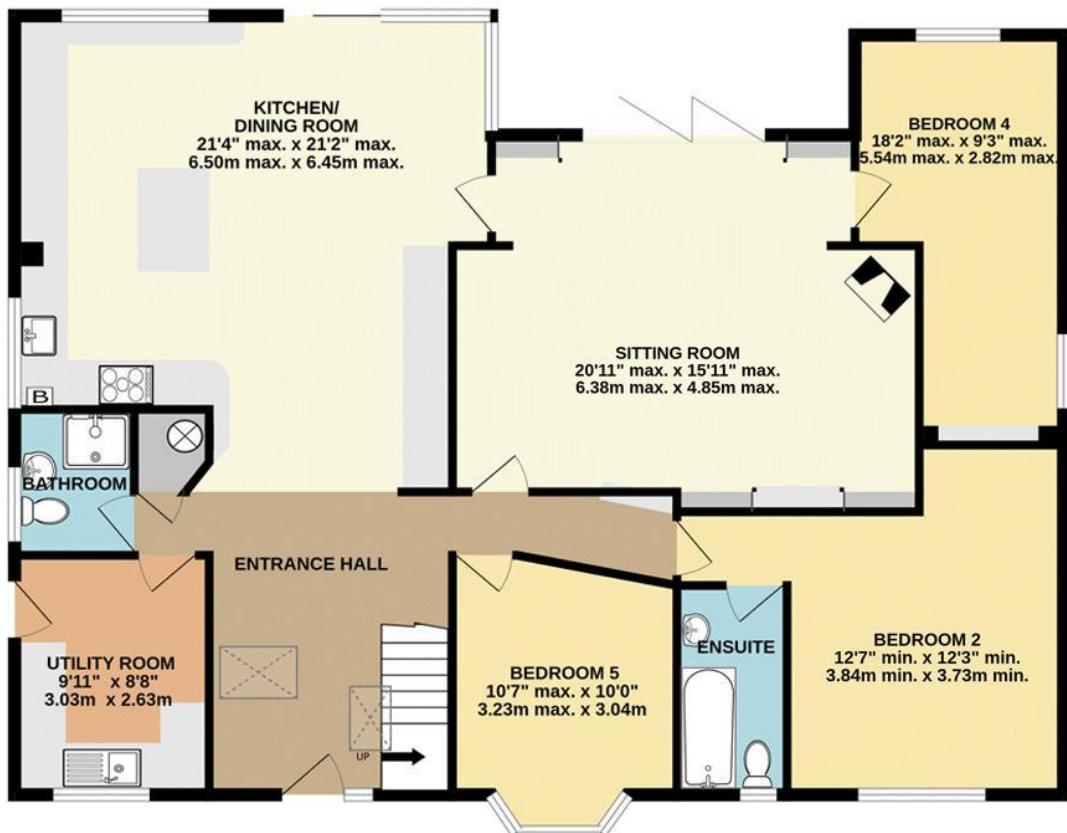
Council Tax Band: D

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
1516 sq.ft. (140.8 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2373 sq.ft. (220.4 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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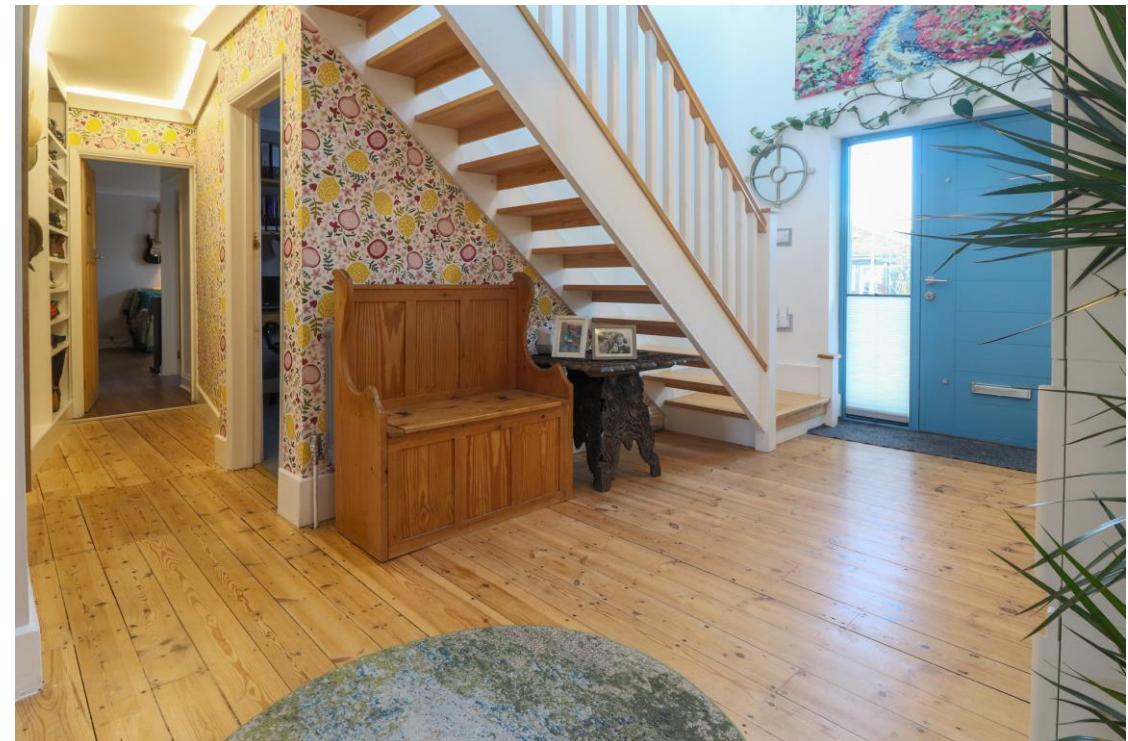




















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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