



FOUNDATION

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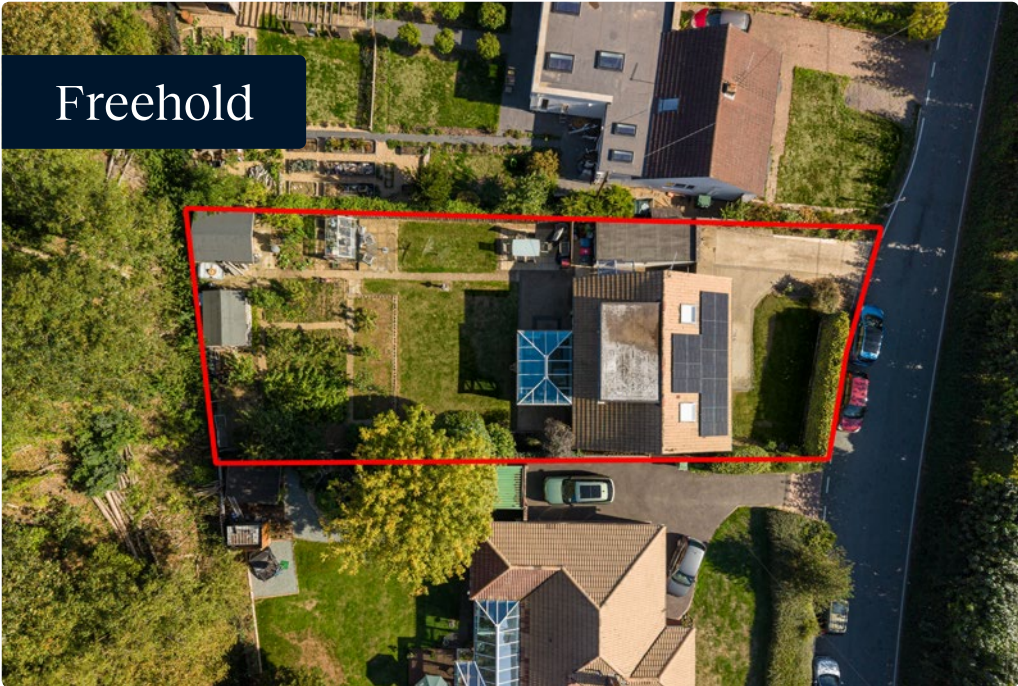
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Hand Forth, School Lane, Bekesbourne, Canterbury, CT4 5ER

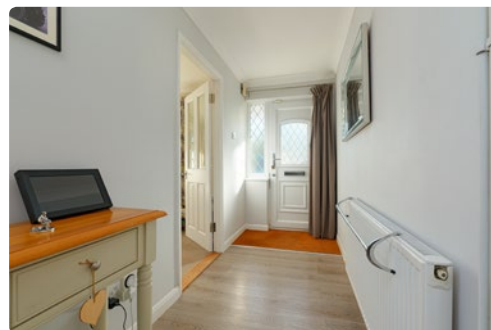
3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION



Freehold

Hand Forth, School Lane, Bekesbourne, Canterbury, CT4 5ER

- Fully Renovated Detached Family Home
- Three Bedrooms & Two Bathrooms
- Open Plan Kitchen Dining Room
- Large Sitting Room & Double-Glazed Conservatory
- Almost 1800 Sq.Ft Of Reconfigured Accommodation
- .15 Acre Grounds & Small Fruit Orchard
- Large Driveway & Single Garage
- Village Location Close To Canterbury



SITUATION:

The village is surrounded by much beautiful countryside, including Howletts Wildlife Park, and is ideal for those who enjoy outdoor pursuits. Bekesbourne is served by a train station with a regular service from Dover to London Victoria (via Canterbury East), Bekesbourne also enjoys excellent access to the city of Canterbury and good access to London via the A2/M2 motorway network.

The neighbouring villages of Bridge and Littlebourne both just two miles away offer good local services including primary schools, village stores, churches, Post Offices, and doctors' surgeries.

The cathedral city of Canterbury is just five 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 an hour.

The historic market town of Sandwich is just ten miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants, and a mainline station with a high-speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's.



An exceptionally well-designed and beautifully reconfigured three-bedroom family home, which has been thoughtfully extended and imaginatively remodelled by the current owners to create almost 1,800 sq.ft. of spectacular accommodation. The property also enjoys a substantial 0.15-acre garden, incorporating a small fruit orchard, seating areas and generous expanses of lawn. Originally built in the 1960s, Hand Forth has undergone significant transformation over the past decade. The current owners have brought a highly considered approach to both renovation and interior design, enhancing virtually every aspect of the home.



The result is a property that combines architectural imagination, contemporary design and excellent everyday functionality, with a beautiful attention to detail throughout. The improvements include a Corian-topped integrated kitchen, luxurious bathrooms, refitted windows and doors, a substantial loft conversion and a double-glazed garden room. Energy efficiency has also been thoughtfully considered, with

underfloor heating, a brand-new gas boiler, solar panels, and extensive insulation in the loft conversion, giving it a commendable A

Set back from the road, the property is approached via a generous driveway, with a single garage positioned to the side. The front door opens into a particularly welcoming wide entrance hall, which flows seamlessly into the impressive open-plan kitchen/breakfast room. Created as part of the extension and reconfiguration, this sociable space provides ample room for dining alongside a generous island breakfast bar.

The contemporary kitchen has been beautifully finished with Corian work surfaces and a comprehensive range of integrated appliances, including an induction hob, double oven and wine cooler. The sitting room, positioned at the front of the house, provides a space for relaxing, whilst the wonderful double-glazed garden room offers a peaceful spot in which to enjoy the morning sunshine and views across the garden. The ground floor is completed by a

generous double bedroom and beautifully appointed shower room, providing excellent flexibility for family living or guests. The first floor is an entirely new space created with the loft conversion, providing two further bedrooms, an impressive amount of eaves storage and a luxurious family bathroom.

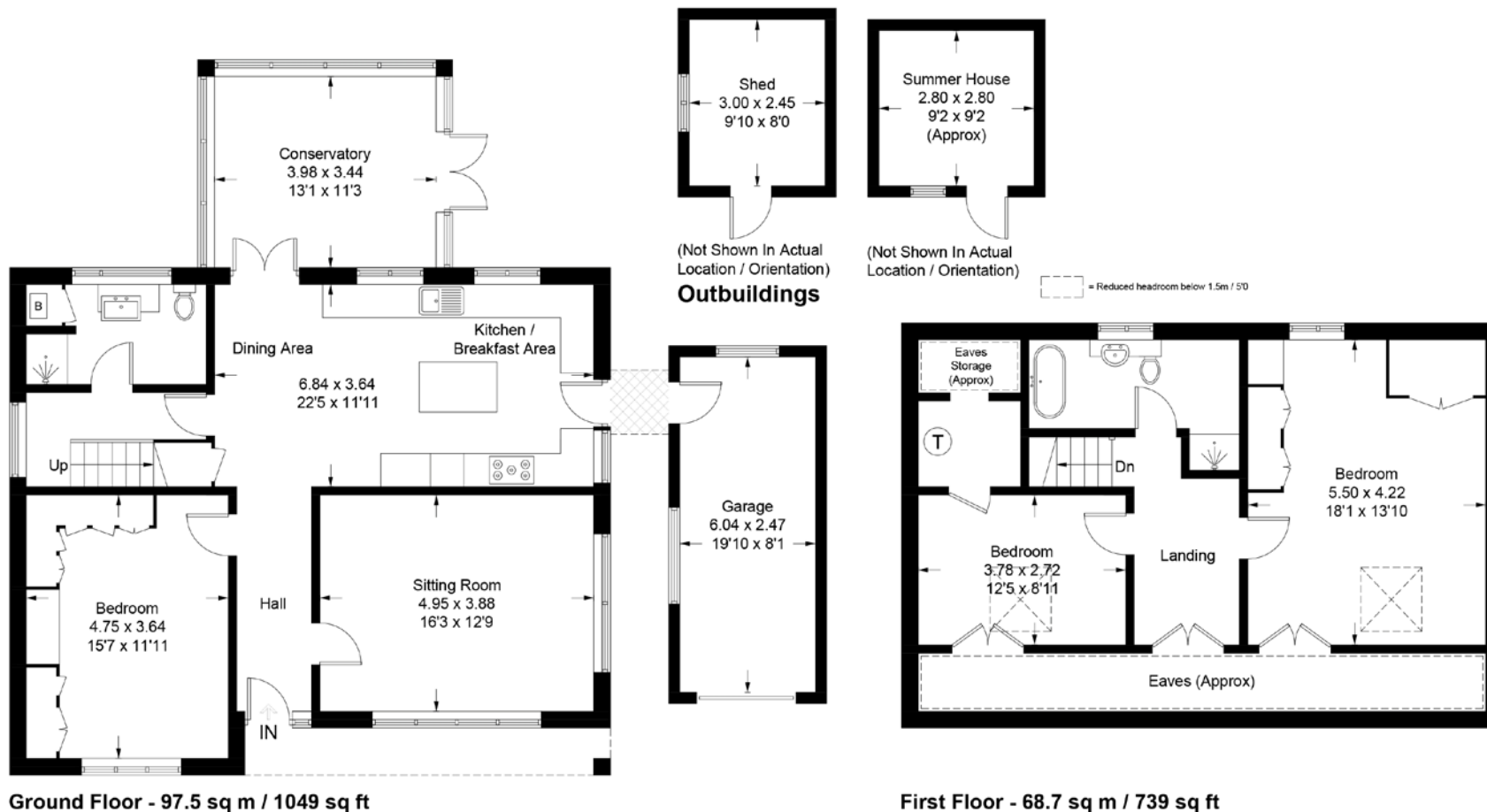
OUTSIDE: The property occupies approximately 0.15 acres, with the gardens having been lovingly landscaped to create a series of peaceful and private spaces. A generous patio provides an ideal area for outdoor entertaining, while extensive lawns lead towards a charming small fruit orchard, planted with a variety of established fruit trees. There is also a greenhouse, summer house and storage shed, with mature trees beyond creating a verdant backdrop and a wonderful sense of seclusion. The garden has been thoughtfully designed to offer plenty of space for both relaxation and recreation, with sunny seating areas positioned amongst the planting. To the front, a substantial driveway provides ample off-road parking and leads to the single garage.











TOTAL FLOOR AREA: 2111 sq. ft (196 sq. m)
HOUSE: 1788 sq. ft (166 sq. m)
OUTBUILDINGS : 323 sq. ft (30 sq. m)



EPC RATING
A



COUNCIL TAX BAND
D



GENERAL INFORMATION
All Mains services are connected

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