



GUILDCREST ESTATES



2 School Path, Littlebourne, Canterbury CT3 1XA



5



3



2

School Path, Littlebourne,
Canterbury CT3 1XA

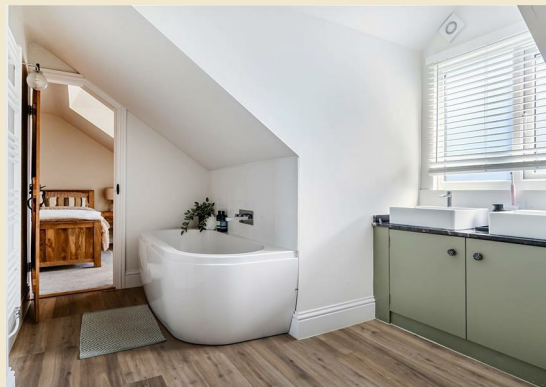
Guide price £1,300,000

Guide Price £1,300,000 - £1,400,000

Located in the desirable village of Littlebourne, Canterbury, this extensively developed detached home offers an outstanding level of flexibility for modern family life. Set on a plot of just over three-quarters of an acre, the property has been thoughtfully extended and improved by the current owners, creating a unique opportunity for multi-generational living or, subject to the necessary permissions, a variety of business ventures.

The main residence provides five well-proportioned bedrooms and three contemporary bathrooms, complemented by two reception rooms offering adaptable living space. A feature log burner creates a warm focal point, while the generous kitchen/breakfast room has been designed with both practicality and style in mind, making it an inviting hub for family gatherings.

In addition to the main home, the property benefits from a separate three bedroom lodge, complete with its own log burner, ideal for extended family, guest accommodation, or potential rental use. A further detached building incorporates a double garage with a self-contained two-storey annex, offering even more scope for independent living or income generation.





The layout and facilities make this property perfectly suited to families wishing to combine generations under one roof while maintaining privacy, or to those looking to explore business opportunities such as holiday lets, retreats, or home-based enterprises.

Approached via a private lane with electronic gates, the property enjoys security and seclusion, with the main house further enhanced by its own private garden.



Littlebourne itself offers a welcoming community with everyday amenities including a shop/post office, doctor's surgery, and primary school within walking distance, while Canterbury is only a short drive away. This is a rare chance to acquire a home that successfully combines space, versatility, and future potential in a charming village setting.





GUILDCREST ESTATES

Key Features

- Five spacious bedrooms and three modern bathrooms
- Luxury kitchen/breakfast room designed for family living
- Flexible layout, ideal for multi-generational living
- Detached three-bedroom lodge with its own logburner
- Double garage with a self-contained annex
- Set within grounds of over three-quarters of an acre
- Approached via a private lane with electronic gates
- Scope to let the annex and lodge for **Important Information**
- Greenfield located close to the village
- Close to school and surgery
- 4168 sq ft
- A unique and versatile home, with viewing highly recommended
- Council Tax Band E
- EPC Rating C

£1,300,000

School Path, Littlebourne, Canterbury, CT3

Approximate Area = 2547 sq ft / 236.6 sq m

Annexe = 383 sq ft / 35.5 sq m

Garage = 456 sq ft / 42.3 sq m

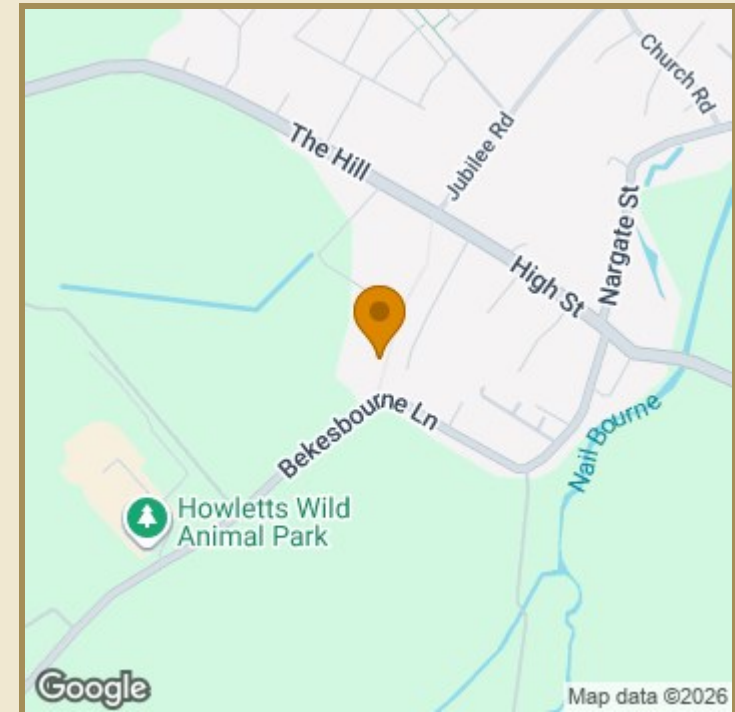
Outbuilding = 782 sq ft / 72.6 sq m

Total = 4168 sq ft / 387 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1355763



| 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 | | |
| | 77 | 83 |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.