



The Hill, Littlebourne, Canterbury, Kent. CT3



DESCRIPTION

This beautiful village home has previously been extended and now combines period character with an impressive modern kitchen diner. To the ground floor the well-presented accommodation includes an entrance hall, sitting room, family room, drawing room, kitchen diner, large utility room and a cloakroom. The first floor accommodation comprises a spacious principal bedroom with en suite shower room, 3 further bedrooms and a family bathroom. This property also benefits from central heating, an attractive rear garden, detached garage and a driveway providing off road parking for several cars.

LOCATION

Littlebourne is a popular village with some good local amenities including primary school, village store/post office, doctor's surgery and pubs. The Cathedral City of Canterbury is easily accessible providing excellent further amenities including secondary schools, colleges, universities as well as a comprehensive range of leisure and facilities and shopping. The high-speed rail link from Canterbury West Station provides services to London St. Pancras with a journey time of approximately 56 mins.

Additional Information:

Services: Mains electricity, gas, water and drainage.

Tenure: Freehold

Local Authority: Canterbury City Council

Council Tax: Band F

EPC: E (47)

Mobile Phone Signal: EE, O2, THREE and Vodafone (Source OFCOM)

Broadband: Superfast 80 mbps / Ultrafast 1000 mbps (Source OFCOM)

Flood Risk: Very Low (Source GOV.UK)

Directions: [what3words:///crisis.juices.digitally](https://www.what3words.com/crisis.juices.digitally)

Ref:R1749





The accommodation comprises:

Main Entrance Stairs to first floor.

Sitting Room Attractive fireplace with timber surround and timber hearth. Sash windows. Exposed floorboards. Radiator. Picture rail.

Drawing Room Brick fireplace with timber hearth. Picture rail. Exposed floorboards. Sash window. Radiator. Integral cupboards.

Family Room Exposed floorboards. Bookshelves. Radiator. Understairs cupboard. Integral cupboard with window.

Kitchen Diner A large kitchen diner attractive exposed brick and steel work, 2 roof lanterns and a triple leaf folding door to the rear garden. Floor and wall mounted kitchen storage units and island unit with white stone worksurfaces. 2 bowl white ceramic sink with mixer tap. Radiator. Space for a range style cooker with stainless steel hood over. Space for an American style fridge freezer. Integrated Bosch dishwasher. Sash Window.

Rear Hall Door to side with side glazed panels.

Utility Room Exposed floorboards. Radiator. White ceramic sink and mixer tap. Space and plumbing for washing machine and tumble dryer. Sash window.

Cloakroom White suite comprises low level close coupled wc, wash hand basin. Radiator. Tiled floor. Wall mounted gas fired boiler.

Stairs to First Floor Landing Access to roof void. Airing cupboard. Cupboard housing hot water cylinder. Radiator. Access to roof void with pull down ladder.

Bedroom A spacious double bedroom with exposed floorboards and two sash windows overlooking the rear garden. Integral wardrobe cupboard. Two radiators.

En Suite Shower Room White suite comprises low level close coupled wc, wash hand basin. Shower enclosure. Towel heater. Extractor fan.

Bedroom Built-in wardrobe cupboards. Exposed floorboards. Radiator. Original fireplace. Picture rail. Sash window.

Family Bathroom An attractive bathroom with modern suite comprising a bath with mixer tap, wash hand basin with mixer tap and vanity drawer below, low level close coupled wc. Shower enclosure. Recessed ceiling spotlights. Towel heater. Roof window.

Bedroom Exposed floorboards. Original fireplace. Built-in wardrobe cupboards. Double aspect sash windows. Picture rail. Radiator.

Bedroom Access to roof void. Exposed floorboards. Picture rail. Sash window. Integral wardrobe cupboard. Radiator.

Garden The rear garden is mostly laid to lawn with trees shrubs, borders and vegetable garden. Paved patio. Timber tool shed. Greenhouse. Gated pedestrian access to the side. To the front there is a brick paved driveway providing off road parking for several cars.

Garage A detached garage with power, light and an up and over garage door.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

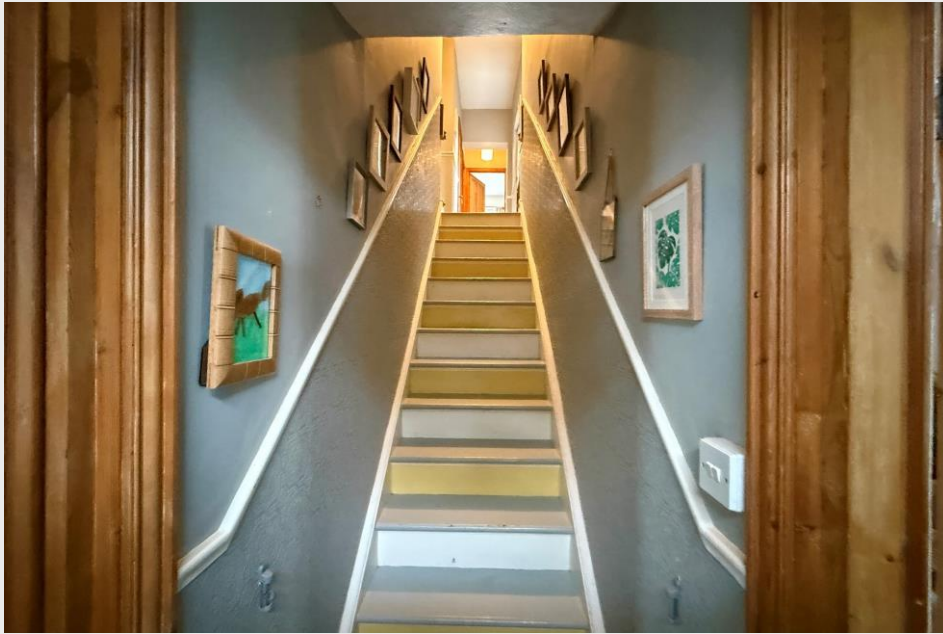
Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

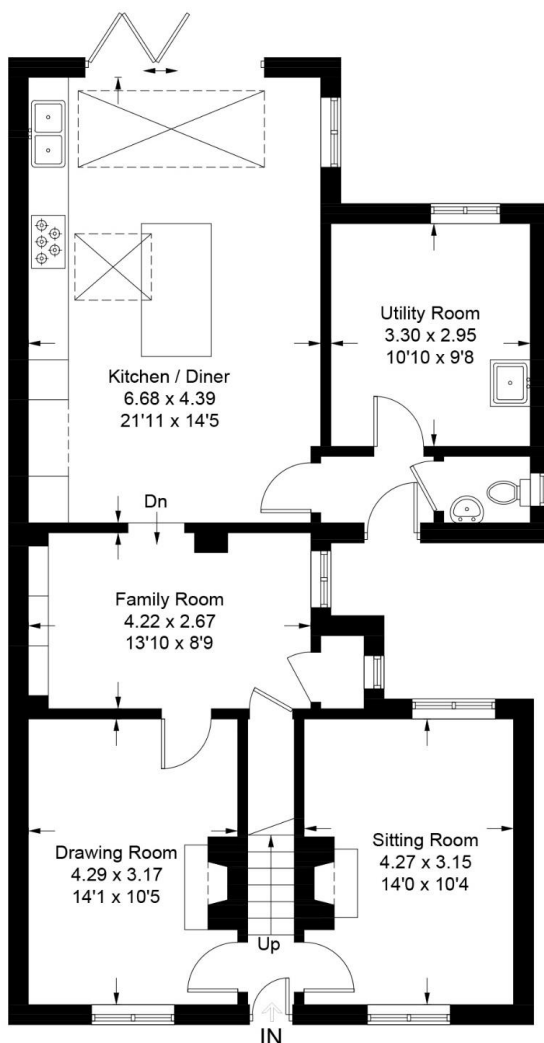




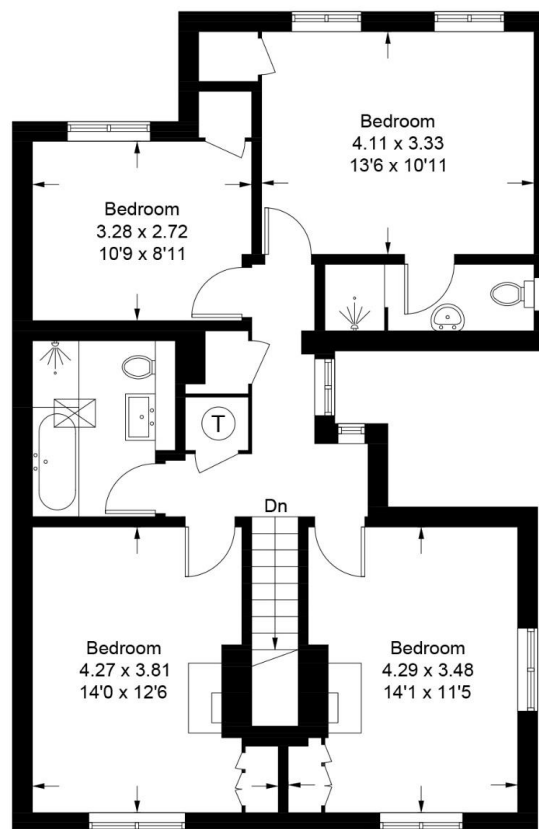




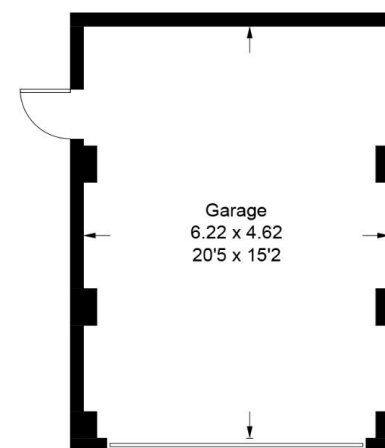
Approximate Gross Internal Area
 Ground Floor = 89.2 sq m / 960 sq ft
 First Floor = 74.8 sq m / 805 sq ft
 Garage = 28.5 sq m / 307 sq ft
 Total = 192.5 sq m / 2072 sq ft



Ground Floor = 89.2 sq m / 960 sq ft



First Floor = 74.8 sq m / 805 sq ft



(Not Shown In Actual
 Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		76
D (55-68)		
E (39-54)	47	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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