



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

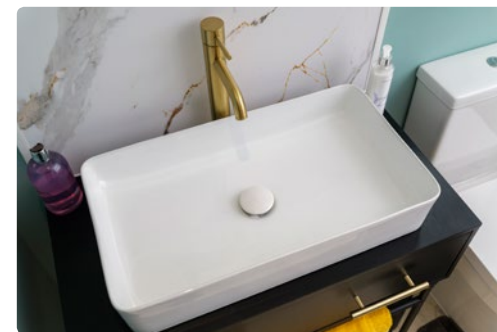
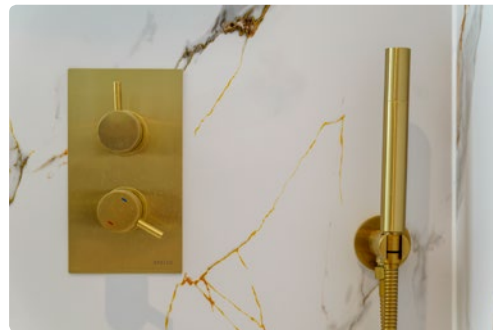
www.foundationestateagents.co.uk



5, Bluebell Drive, Aylesham, Canterbury, CT3 3GX

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



5, Bluebell Drive, Aylesham, Canterbury, CT3 3GX

- Significantly Enhanced Detached Family Home
- Fine Décor & Thoughtful Aesthetics Throughout
- Over 1200 Sq.Ft Of Accommodation
- Kitchen Breakfast Room & Two Receptions
- Four Bedrooms & Two Luxury Bathrooms
- Exceptionally Energy Efficient
- Attractive Rear Garden With Summer House
- Desirable Location With Excellent Access To Canterbury

SITUATION:

Aylesham is a thriving village in East Kent, conveniently situated between Canterbury and Dover. Originally developed as a mining community, it has grown into a well-connected residential area offering a strong sense of community, local shops, schools, and amenities, all surrounded by beautiful countryside and with easy access to the A2 and mainline rail services to London.

The nearby historic city of Canterbury offers a rich blend of culture, heritage, and modern convenience. Famed for its stunning cathedral and charming cobbled streets, the city provides an excellent range of shopping, dining, and leisure facilities. Canterbury is also renowned for its outstanding educational opportunities, including highly regarded state and independent schools such as The King's School and Simon Langton Grammar Schools, as well as higher education at Canterbury Christ Church University and the University of Kent. Excellent transport links

connect the city to London via high-speed rail, as well as to the Kent coast and surrounding countryside. Wingham, just a few miles from Aylesham, is a picturesque and historic village known for its charming period properties, traditional pubs, and welcoming community, all set amid beautiful Kent countryside.

Sandwich, located around eight miles from Aylesham, is one of England's best-preserved medieval towns, rich in history and character. Its winding streets are lined with timber-framed buildings, independent shops, and inviting cafés, creating a delightful atmosphere. The town also offers excellent amenities, riverside walks, and nearby golf courses, including the world-famous Royal St George's Golf Club.

Located in the vibrant village of Aylesham and within easy reach of Canterbury, this home is ideal for first-time buyers, downsizers or investors seeking a property that is truly "move-in ready."



DESCRIPTION:

Beautifully enhanced four-bedroom modern detached home with countryside outlook and excellent energy efficiency.

Occupying a desirable position in the heart of the thriving village of Aylesham, this impressive four-bedroom detached home has been exceptionally enhanced by the current owner, creating a stylish and welcoming family property with an excellent eye for detail throughout.

The accommodation is beautifully presented and combines generous proportions with thoughtful interior design. The current owners have made a number of significant improvements, including the transformation of both the main family bathroom and the en suite shower room, with quality new sanitaryware, stylish fixtures and fittings and elegant brushed brass detailing. Bespoke window shutters have also been added, complementing the home's contemporary yet timeless feel.

The ground floor offers excellent flexibility, with two separate reception rooms. The main sitting room provides a comfortable space for relaxing, while the second reception room is currently used as a more formal dining room, ideal for entertaining and family occasions.

The generously proportioned kitchen provides plenty of space for everyday family life and incorporates a fitted kitchen with gas hob and oven. There is ample room for a small breakfast table beside the patio doors, creating a lovely informal kitchen-breakfast space. The patio doors open directly onto the rear garden, whilst the utility room also has access to the garden and has plenty of space for laundry appliances. .

Upstairs, a spacious landing leads to four generously proportioned bedrooms, providing excellent accommodation for a growing family, guests or those requiring dedicated home-working space. The principal bedroom benefits from a beautifully

appointed en suite shower room, featuring the same considered brushed brass finishes and quality sanitaryware found in the main bathroom.

OUTSIDE:

The rear garden is a particular highlight, enjoying an attractive open outlook over fields and mature trees beyond. A good-sized garden, it is predominantly laid to lawn with colourful planted borders, creating a private and pleasant outdoor space for children, entertaining or simply enjoying the view.

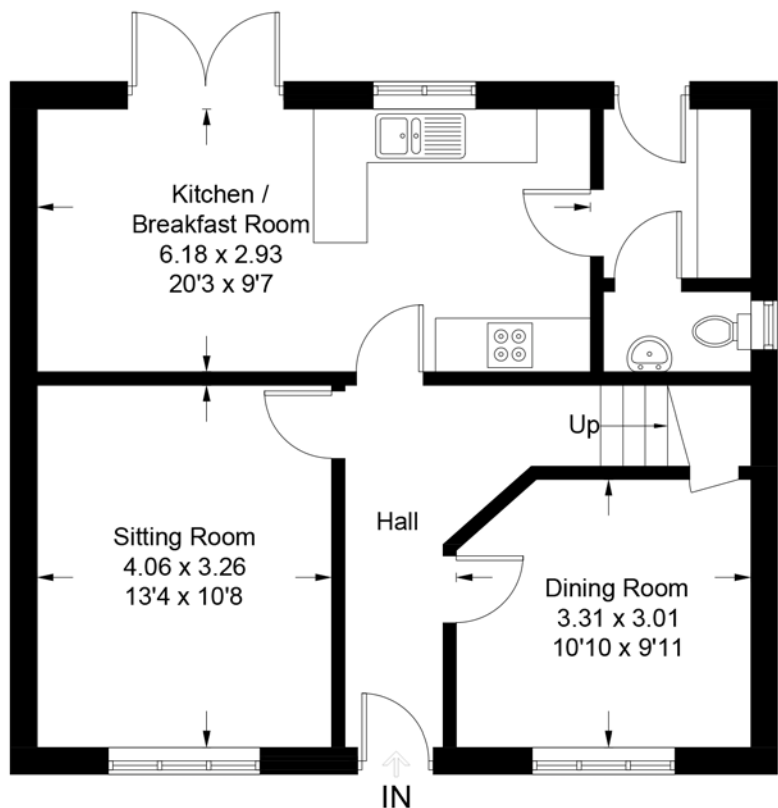
A useful garden cabin provides excellent additional versatility, with one side dedicated to storage and the other currently arranged as a hobby room or art studio, perfect for anyone looking for a creative space away from the main house.



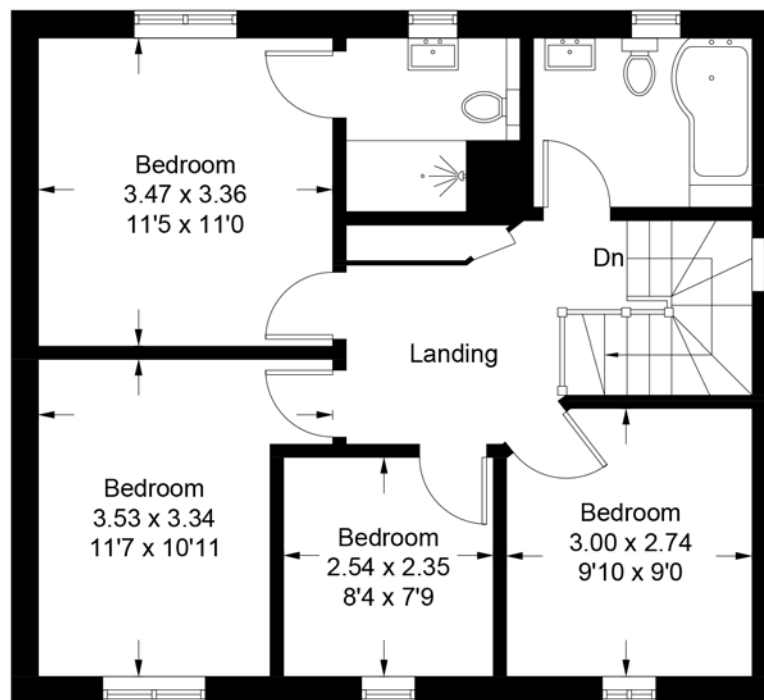




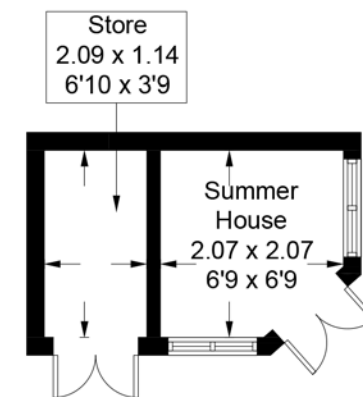




Ground Floor - 57.7 sq m / 621 sq ft



First Floor - 57.2 sq m / 616 sq ft



(Not Shown In Actual Location / Orientation)

Outbuilding



TOTAL FLOOR AREA: 1237 sq. ft (114 sq. m)



EPC RATING
B



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

