



Lee Priory, Littlebourne, Canterbury, Kent. CT3



DESCRIPTION

An architect designed country home with equestrian facilities and well situated in approximately 5.3 acres of attractive grounds including gardens and parkland style paddocks. Originally constructed in the late 1950's and thoughtfully extended over the years, this distinctive residence now offers spacious accommodation arranged over three floors. The versatile layout features an entrance hall, a generous kitchen open to a dining room and a snug family area, shower room, utility rooms, sitting room, drawing room and five bedrooms.

A large parking area provides vehicular access to a detached outbuilding which includes a garage and two stables. Outside, this property benefits from a large, paved patio area perfect for parties and entertaining, and lawned gardens with a large timber summer house. There is also a menage and the paddocks are fenced.

LOCATION

This property is accessed via a private lane adjoining farmland and well situated within the former grounds of Lee Priory. 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.

Services: Mains electricity, water and drainage. Oil fired central heating.

Tenure: Freehold

Council Tax: Band G

Local Authority: Canterbury City Council

EPC: D (56)

Flood Risk: Very Low (source Gov.UK)

Broadband: Standard 8mbps / Superfast 48mbps (source OFCOM)

Mobile Phone Signal: Yes

Construction: Part brick and part timber framed.

Restrictions: Conservation area

Right of Way: Public footpath



Ref:R1747



Accommodation

Ground Floor

Entrance Hall Tiled floor. Stairs to both Lower Ground Floor and First Floor.

Inner Hall 3 Built in cupboards. Tiled floor. Radiator. Wall light point. Access to roof void.

Bedroom

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

Bedroom Radiator

Bedroom Radiator. Built in wardrobe cupboard.

Bedroom Radiator. Built in cupboard.

Bathroom White suite comprises wash hand basin with vanity cupboard below, panel bath with shower over, low level close coupled wc. Extractor fan. Radiator.

Lower Ground Floor

Hall Radiator.

Kitchen Floor mounted kitchen storage units with stainless steel worksurface, breakfast bar and inset sink with mixer tap. Integrated double oven and four plate electric hob with extractor and light over. Space for a dishwasher and fridge. Built in store cupboard. Room temperature thermostat. White tiled floor. Open to Dining Area.

Dining Area Attractive timber flooring. Woodburning stove on a slate hearth. Radiator. Open to Snug.

Snug Double aspect with double glazed double leaf door to the patio and garden. Radiator. Recessed ceiling spotlights.

Rear Lobby & Utility Room Stainless steel sink with drainer. Space for a washing machine. Oil fired boiler. Hot water cylinder.

Shower Room White suite comprises low level close coupled wc, wash hand basin. Shower enclosure. Radiator. Recessed ceiling spotlights. Radiator. Extractor fan.

First Floor

Landing Wall light point

Drawing Room Fireplace with tiled hearth. Recessed ceiling spotlights. Radiator. Sliding double glazed door to the balcony.

Sitting Room 2 Radiators.

Bedroom Radiator.

Outbuildings Timber outbuilding divided into 2 stables and a single garage. Power and light. Timber tool shed with power and light. Timber summer house. Greenhouse.

Outside This property lies within approximately 5.3 acres of gardens and paddocks with a variety of mature trees, previously being part of the parkland estate of Lee Priory. Menage with post and rail fencing and lighting. There is and a driveway providing vehicular access to the paddocks and to the house, garage and stables. There is a tennis court which requires repair and an historic brick built icehouse which is currently not used.

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.



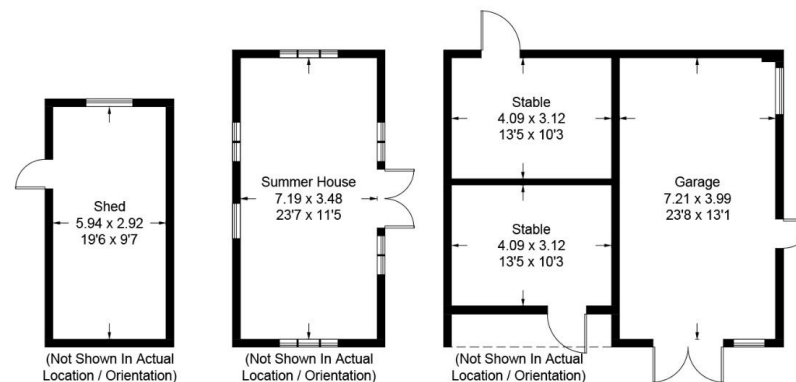






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	56	74
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Approximate Gross Internal Area
 Lower Ground Floor = 76.2 sq m / 820 sq ft
 Ground Floor = 87.1 sq m / 937 sq ft
 First Floor = 71.7 sq m / 772 sq ft
 (Excluding Void)
 Outbuildings = 98.6 sq m / 1061 sq ft
 Total = 333.6 sq m / 3590 sq ft



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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