



Bekesbourne Lane, Littlebourne, Canterbury







# Tamarisk

75 Bekesbourne Lane, Littlebourne  
Canterbury, Kent, CT3 1UZ

5 miles Canterbury  
10.5 miles Herne Bay

9 miles Sandwich  
19 miles Whitstable

## Description

### Ground Floor

- Reception Hall
- Cloakroom
- Family Room  
18'4 x 18'1  
(5.59m x 5.51m)
- Lounge  
23'7 x 14'1  
(7.19m x 4.29m)
- Dining Room  
11'10 x 11'10  
(3.61m x 3.61m)
- Orangery  
27'3 x 12'10  
(8.31m x 3.91m)

- Bedroom Two  
13'9 x 11'6  
(4.19m x 3.51m)
- En-suite Shower Room
- Bedroom Three  
14'1 x 11'6  
(4.29m x 3.51m)
- Bedroom Four  
12'10 x 11'6  
(3.91m x 3.51m)
- Family Bathroom
- Bedroom/Study  
9'2 x 8'6  
(2.79m x 2.59m)

### External

- Kitchen  
23'7 x 14'1  
(7.19m x 4.29m)
- Study  
7'10 x 7'8  
(2.39m x 2.34m)

- Front Garden
- Long Driveway
- Detached Double Garage  
32'8 x 18'3  
(9.96m x 5.56m)

### First Floor

- Landing
- Master Bedroom  
14'5 x 11'6  
(4.39m x 3.51m)
- En-suite Shower Room





## Property

Approached via electric gates and along its own long private gravelled driveway is Tamarisk, an impressive detached five-bedroom family home. We understand the property was built by Denne builders in the 1980's and has been refurbished and extended to a high specification by the present owners.

There are many attractive features including engineered oak flooring, internal oak doors and staircase, a well-appointed kitchen/breakfast room with a comprehensive range of base and wall cupboards and integral appliances including two ovens, hob, dishwasher, fridge, freezer and microwave. The spacious and well-proportioned accommodation briefly comprises to the ground floor a cloakroom, kitchen, utility room, four reception rooms and a stunning orangery with large lantern and access to the garden. To the first floor there is the master bedroom with built-in wardrobes and a tiled and well-appointed en-suite shower room. There are four further bedrooms, one boasting en-suite facilities and a family bathroom.

Outside there is a large detached garage block with two electric up and over doors with additional off street parking for numerous cars. The secluded grounds extend to approximately half an acre and are beautifully maintained and laid mainly to lawn with a variety of plants, shrubs, bushes and mature trees. There is a large patio area ideal for entertaining and al-fresco dining. To the side of the property is an impressive filtered Koi Carp pond with shingle surroundings.



Tamarisk is found in the popular and sought-after village of Littlebourne which offers local amenities including a village store, public house and a primary school. The historic city of Canterbury is within easy access where you will find a wide variety of shopping, dining and cultural facilities as well as a number of highly regarded schools in both the public and private sectors including grammar schools. Recreational and leisure facilities include sports centres, swimming pool, Polo Farm sports club, Canterbury golf club and many more. Canterbury also offers a high speed rail service to London St Pancras in under an hour.

## Our Time Here

Living in the quiet village of Littlebourne is fantastic. The nearby amenities provide all we need for daily life, while we have quick access into Canterbury. We initially moved here for school catchment and the Polo Farm Sports complex (hockey, tennis and cricket) for our daughters and the access we have to both makes life very easy for us. The homely feeling of returning to the rural setting is something we have always loved about living here, despite being close to both the coast and city, it is so relaxing. There are plenty of routes for walking or cycling and having Howletts Wild Animal Park & Wingham Wildlife Park nearby was great when our children were younger.

We have completely refurbished, furnished and decorated our home since buying it in 2012, as the place was a little tired. Putting in new windows, doors, a new kitchen, bathrooms and fitted wardrobes in the bedrooms, helped to both modernise and make the best use out of the space. The large orangery room extension we added a couple of years later has been brilliant for entertaining family and friends. Our home has lots of versatile spaces for both being together and spending time independently, the large family/play room is great for the girls to be with their friends. When renovating we converted a downstairs bathroom into a larger utility space, while retaining a downstairs restroom.

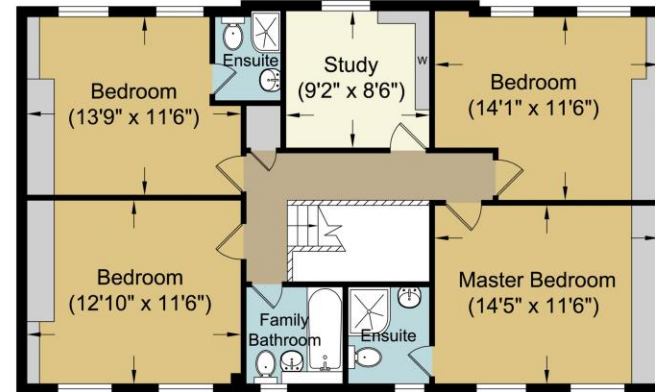
Double doors lead out from the orangery onto the new patio where we host barbecues and it is a lovely spot to dine. The wrap-around garden is generously-sized with a gated driveway at the front, making it a safe and secure space for living and entertaining. To the side of the house we have refurbished a large fish pond with sandstone, crushed granite and a new filter system, to keep the water crystal clear. You feel secluded from the neighbouring properties, as we aren't overlooked.

We are planning to downsize now, but this has been an ideal location and we have loved our family home. It will be difficult to find another property that ticks as many boxes as this does.

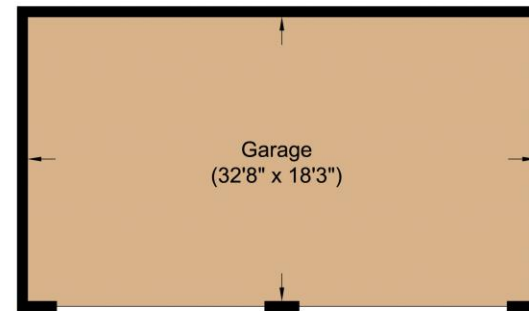




Ground Floor  
Approximate Floor Area  
1882.07 sq. ft.  
(174.85 sq. m)



First Floor  
Approximate Floor Area  
966.38 sq. ft.  
(89.78 sq. m)




Garage  
Approximate Floor Area  
599.33 sq. ft.  
(55.68 sq. m)


TOTAL APPROX FLOOR AREA 3447.78 SQ. FT. (AREA 320.31 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>73</b>
(39-54) <b>E</b>		
(21-35) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Important Notice:**  
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Viewing  
Strictly by appointment with Miles and Barr  
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Saturday: 9.00am – 5.00pm  
Sunday: 11.00am-3.00pm



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