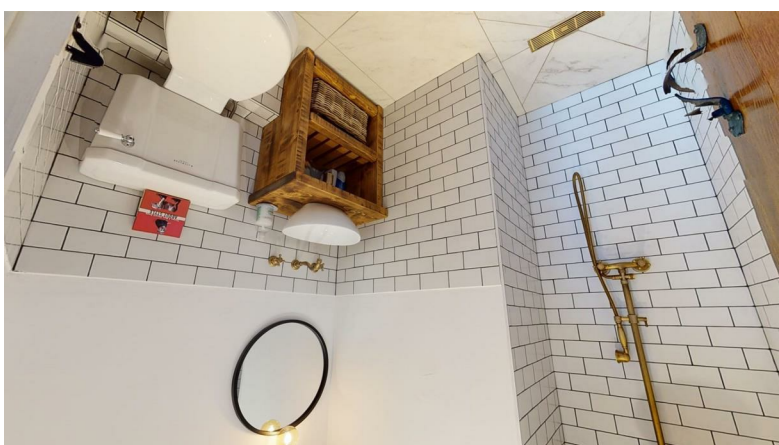


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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EU Directive 2002/91/EC	
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- Four Bedrooms
- Beautifully Refurbished
- Semi-Rural Location
- Inglenook Fireplace
- Private Garden with Countryside Views
- Off Street Parking

LOCATION

Bekesbourne is a small village to the south east of Canterbury. It lies 2 miles north of Bridge and just south of Littlebourne with both villages offering a selection of local amenities including primary schools, pubs and post office facilities. Bekesbourne railway station provides access via Canterbury East to London Victoria whilst the A2/M2 London bound is only 1.5 miles away.

SURROUNDING AREAS

The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

BEAUTIFULLY REFURBISHED PROPERTY WITH INCREDIBLE COUNTRYSIDE VIEWS!

Miles and Barr are delighted to present to the market this Four Bedroom converted Oast House in the sought after location off Littlebourne Road, Canterbury. The property is situated on the outskirts of Howletts Zoo and offers the mix of a true countryside feel while still being a few minutes from Canterbury on the local train station.

This home has been fully refurbished by the current owners and the accommodation comprises a spacious lounge with inglenook fireplace and a log burner, a modern kitchen and the addition of a downstairs shower room. On the First Floor, there are Four well proportioned bedrooms and a family bathroom.

Externally, this home benefits from a garden that is mostly laid to lawn with a sitting area to the rear, with views over the surrounding fields plus off street parking to the front.

This property has undergone extensive refurbishment by the current owners and is offered in immaculate condition.

Viewings can be arranged by contacting Miles and Barr, acting as sole agents.

DESCRIPTION

Entrance

Utility Space 7'11 x 5'02 (2.41m x 1.57m)

Shower Room

Lounge 19'08 x 10'11 (5.99m x 3.33m)

Kitchen 15'05 x 11'01 (4.70m x 3.38m)

First Floor

Bedroom One 11'06 x 9'09 (3.51m x 2.97m)

Bedroom Two 11'04 x 9'09 (3.45m x 2.97m)

Bedroom Three 11'06 x 6'07 (3.51m x 2.01m)

Bedroom Four 9'10 x 9'02 (3.00m x 2.79m)

Bathroom 8'02 x 6'04 (2.49m x 1.93m)

External

Rear Garden

