

**Laing
Bennett**
Residential sales



Springfield Lodge, Bekesbourne Lane, Bekesbourne, Canterbury, Kent, CT4 5DX

Guide Price £650,000

EPC RATING: E

No
Chain

An attractive detached bungalow of generous size offering spacious and versatile accommodation, incorporating an annex. The stunning garden is of good size with a fabulous array of plants shrubs and trees while offering privacy and tranquility. This superb home is set in a glorious location approximately four miles from the Cathedral City of Canterbury. No onward chain! Accommodation comprises: Entrance porch, double aspect spacious sitting room, kitchen being open plan to the dining room with French doors to the rear garden, inner hallway, three bedrooms, shower/bathroom/WC, cloakroom/WC, utility room. Door to Annex: Entrance lobby, bedroom/living room door to rear garden, shower room/WC, inner lobby with stairs to first floor office and storage space with two velux windows and limited head room in part. Outside: The generous gardens are a particularly attractive feature of the property being mature and well



trees. There is a gravel in and out

Five*EPC Rating: E

The property is situated on Bekesbourne Lane in the sought after village of Bekesbourne which is home to 'Howletts Wildlife and Conservation Park'. Bekesbourne is located four miles from the historical Cathedral City of Canterbury. Nearby villages of 'Littlebourne and Bridge are approximately 2 miles away which provide a wealth of amenities. The village has some wonderful country walks and bridleways to explore. Bekesbourne has a railway station which provides access via Canterbury East to London Victoria. Approximately four miles away Canterbury West station offers the high speed rail service meaning you can reach London St Pancras in under an hour.

The accommodation comprises

Ground floor

Entrance

Entrance porch

Sitting room

22' 3" x 15' 11" (6.78m x 4.85m)

Bedroom two

13' 6" x 11' 3" (4.11m x 3.43m)

Bedroom three

11' 3" x 8' 3" (3.43m x 2.51m)

Inner hallway

Kitchen

11' 2" x 6' 7" (3.40m x 2.01m)

Dining room

11' 7" x 11' 2" (3.53m x 3.40m)

Shower/bathroom/WC

Bedroom one

14' 7" x 11' 7" (4.45m x 3.53m)

Utility room
13' 8" x 6' 10" (4.17m x 2.08m)

Cloakroom/WC

Annex

Annex Kitchen
10' 8" x 7' 8" (3.25m x 2.34m)

Annex Dining room
10' 9" x 9' 8" (3.28m x 2.95m)

Annex Bedroom/Living room
17' 10" x 9' 2" (5.44m x 2.79m)

Annex First floor

Annex Office and Storage
26' 10" x 5' 1" (8.18m x 1.55m)

Outside

Front garden, carport and driveway

The property is set delicately back from the road and is approached via an 'in and out' gravel driveway. There are neatly laid lawn areas, a terrace and an impressive central 'Robinia Tree'. There is an attached carport and plenty of driveway parking. The rear garden is simply glorious being laid to lawn with mature plants, shrubs and trees. Sun terraces can be accessed via the dining room and annex. Summerhouse to remain. To the far end of the garden there is a further grassed area and a strip of woodland which adjoins farmland.

Council Tax Band
Canterbury City Council (Band E)

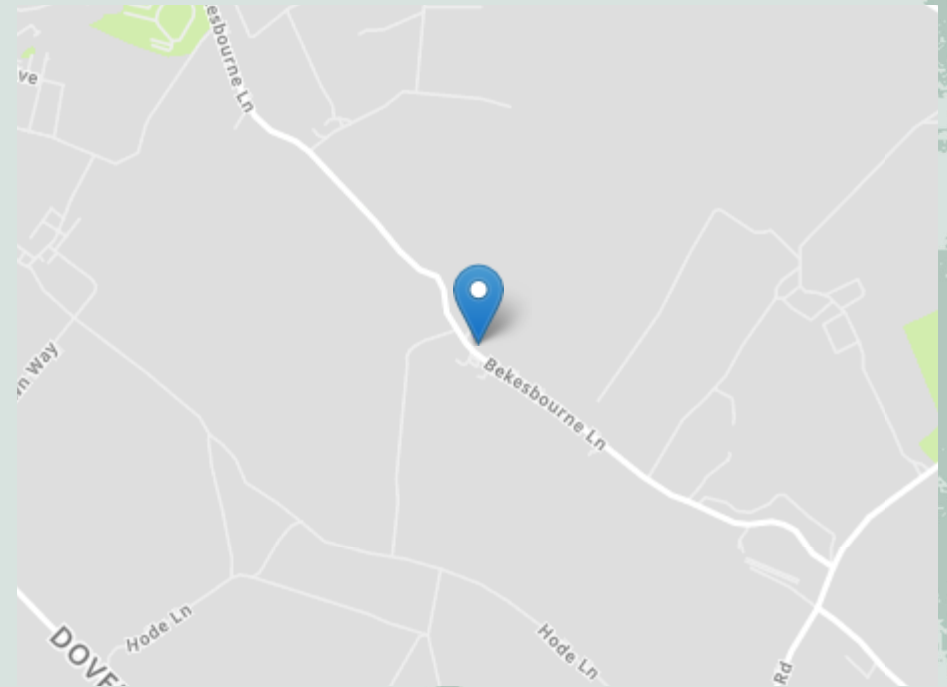
Heating
Oil



Approximate Gross Internal Area = 160 sq m / 1726 sq ft



Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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