



52 High Street, Littlebourne, Canterbury, Kent, CT3 1ST

EPC Rating = D

Guide Price £425,000





This semi-detached period cottage offers a perfect blend of traditional charm and modern conveniences. It boasts generous living spaces with two reception rooms, the sitting room features an impressive wood-burning stove, while the rear dining room features a block parquet floor and connects to a beautifully equipped kitchen providing both functionality and style. The basement offers additional versatile space, which could serve various purposes such as snug or a teenage retreat. Upstairs, there are two good-sized bedrooms, with the main bedroom spanning the width of the house. The landing and modern bathroom are well-appointed, maintaining the property's attractive character. The outdoor space is equally impressive, benefitting from a gravelled parking area which is accessed via a right of way allowing parking for up to three cars. The large garden includes a timber terrace and summerhouse providing a perfect place to entertain along with the garden bar. There is a separate office which is ideal for those working from home and a large store. The lawned garden adds to the overall charm, making this a delightful property with lots of potential for both living and working. It is also ideal for someone who appreciates period features and values both indoor and outdoor living spaces! EPC Rating: D

**Guide Price £425,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 1

**Parking** Parking for three cars

**Heating** Gas

**EPC Rating** D

**Council Tax** Band D  
Canterbury City Council



## Situation

Situated in the picturesque village of Littlebourne, this property benefits from a prime central location with easy access to essential amenities. The village offers a range of conveniences, including a local shop with a post office, a highly regarded primary school, a welcoming pub, and a surgery. For those who enjoy outdoor activities, the surrounding countryside is perfect for walking and cycling. Just a short drive away, the historic Cathedral City of Canterbury provides an extensive selection of shopping and leisure facilities, as well as renowned schools, colleges, and universities. Commuters will appreciate the High-Speed rail link from Canterbury West station, offering direct services to London St. Pancras in approximately 55 minutes. The neighbouring village of Bridge further enhances the local lifestyle, providing additional amenities to meet your needs.

## The accommodation comprises

### Ground floor

#### Living room

14' 2" x 11' 9" (4.32m x 3.58m)

#### Dining room

11' 11" x 11' 4" (3.63m x 3.45m)

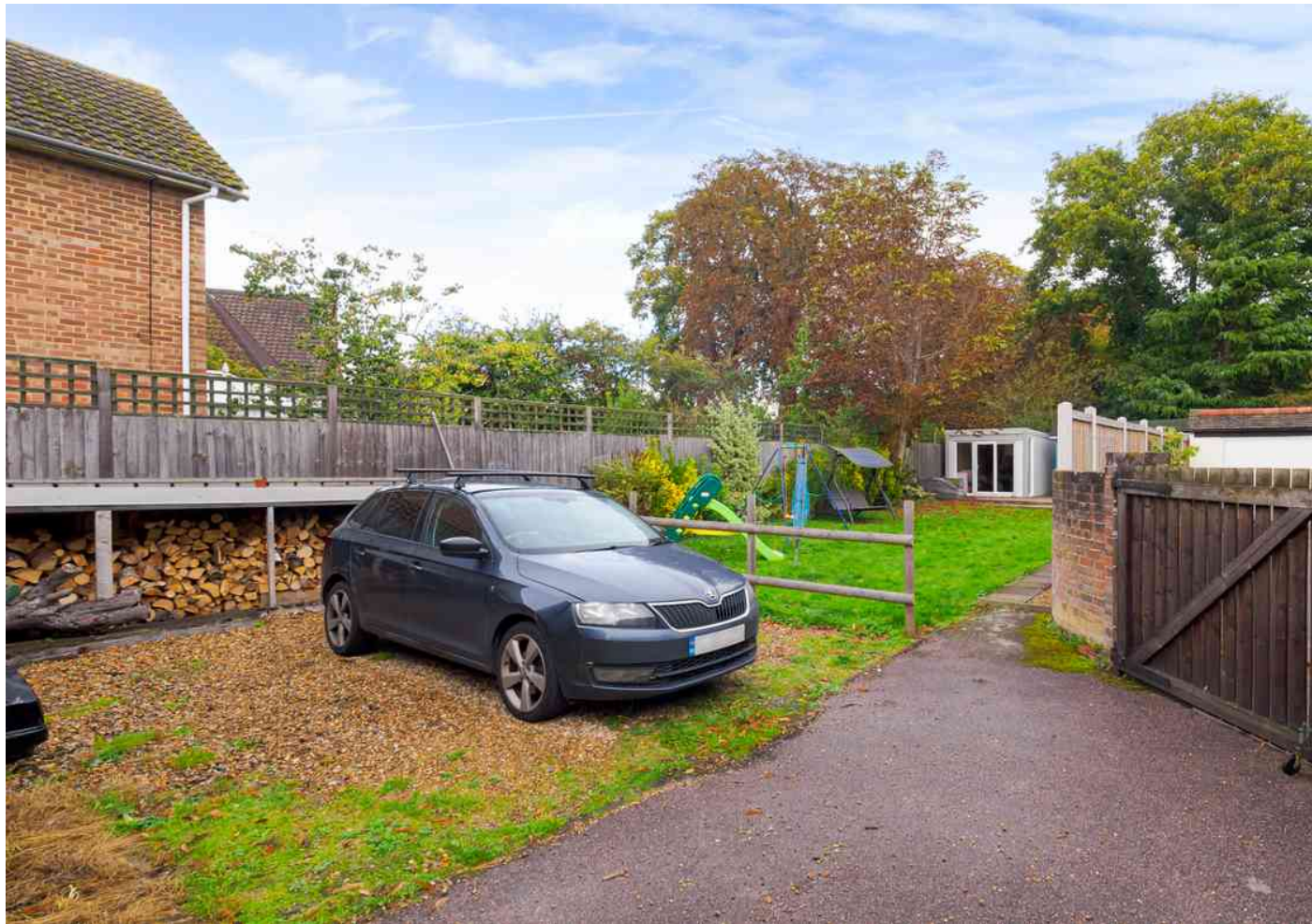
#### Kitchen

9' 6" x 7' 2" (2.90m x 2.18m)

#### Utility room

#### Cloakroom/WC





### **Boot room**

8' 1" x 5' 9" (2.46m x 1.75m)

### **Basement**

#### **Playroom/snug**

13' 2" x 11' 0" (4.01m x 3.35m)

### **First floor**

#### **Landing**

#### **Bedroom one**

14' 0" x 11' 9" (4.27m x 3.58m)

#### **Bedroom two**

#### **Bathroom/WC**

### **Outside**

#### **Attractive rear garden**

#### **Store**

#### **Summerhouse**

15' 5" x 8' 10" (4.70m x 2.69m)

#### **Office**

7' 11" x 6' 11" (2.41m x 2.11m)

### **Parking**

The driveway and graveled parking area is accessed via a right of way allowing parking for up to three cars.







Approximate Gross Internal Area (Including Low Ceiling) = 99 sq m / 1070 sq ft  
 Outbuildings = 22 sq m / 237 sq ft

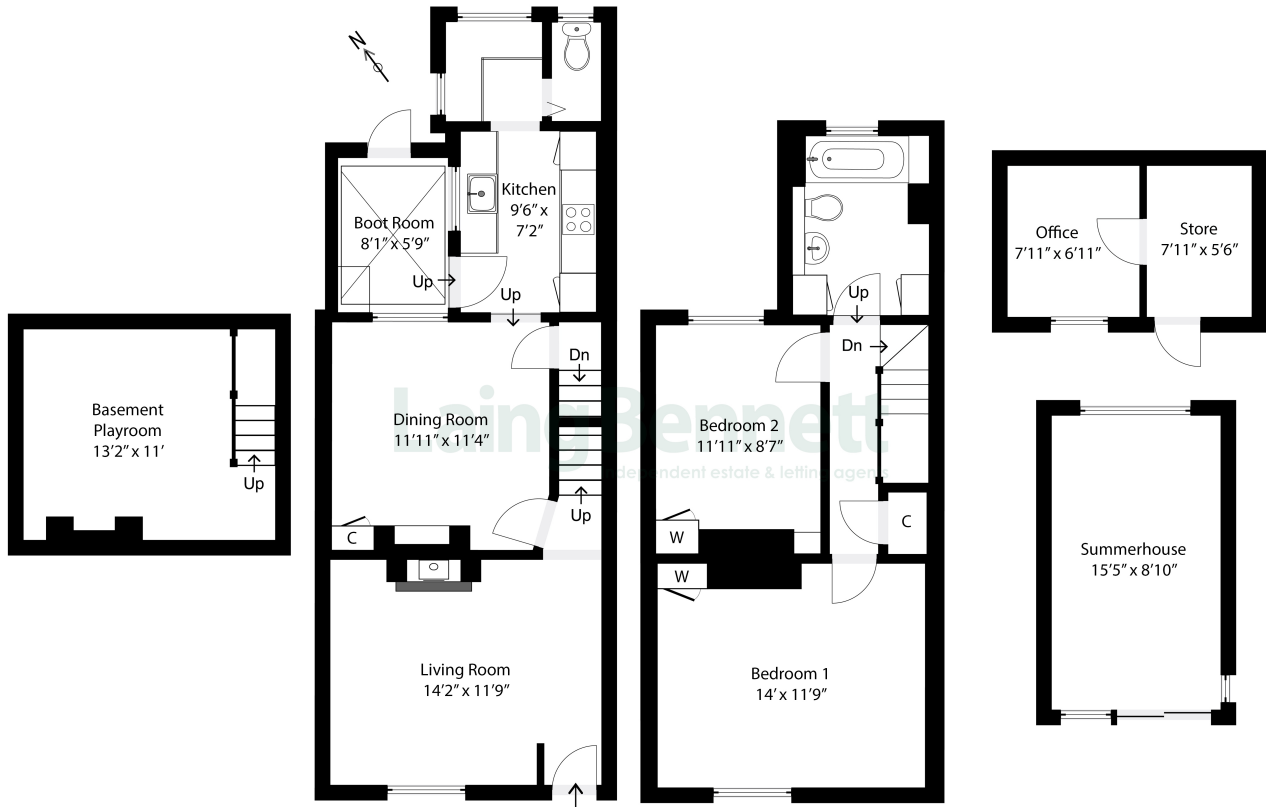


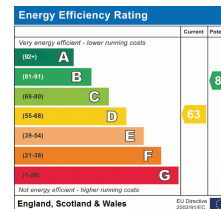
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.  
 © Unauthorised reproduction prohibited - jennykemp1000@gmail.com



Need to book a viewing?

If you would like to book a viewing please contact our office on **01303 863393** or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

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



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.