CHRISTOPHER HODGSON









Littlebourne, Canterbury

£475,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Littlebourne, Canterbury

70 Jubilee Road, Littlebourne, Canterbury, Kent, CT3 1TP

A bright and spacious detached family home enjoying a peaceful setting in the desirable village of Littlebourne, and within close proximity of shops, amenities and bus routes. The Cathedral City of Canterbury is also easily accessible (3.6 miles).

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting/dining room, a conservatory overlooking the rear garden, a kitchen, and a cloakroom. The first floor comprises four double bedrooms and a shower room. The property would now benefit from a degree of updating and improvement throughout, which once complete would create a fantastic family home.

The South Westerly facing gardens are a particularly attractive feature of the property and extend to the side and rear of the property. The detached garage and driveway provide off-street parking for a number of vehicles. No onward chain.







LOCATION
Littlebourne is a charming village approximately 4 miles East of Canterbury and less than a mile from the picturesque villages of Ickham and Wickhambreaux. The village boasts a public house, The Evenhill, which also operates as a hotel and restaurant. The Duke William at Ickham is a short stroll away. There is also community store and post office, C of E primary school, doctor's surgery and equestrian centre. The property is a short drive to the popular Howletts Wild Animal Park (0.8 miles distant) and Wingham Wildlife Park (3.5 miles distant) as well as Canterbury Golf Club. Bekesbourne railway station is 2.3 miles distant and offers regular services to Canterbury, Dover and London, bus services are also available.
The Cathedral City of Canterbury boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many independent shops. The City also combines a wealth of cultural and leisure amenities including theatres, bars and restaurants, as well as benefiting from excellent public schools, state schools and higher education establishments. Communication links are strong with the A2 providing access to the channel port of Dover (approximately 15 miles), Canterbury (approximately 3.8 miles) and the M2. Canterbury West station offers fast and frequent services to Ashford (approximately 15 mins) and London St Pancras (approximately 56 mins).

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 20'4" x 19'3" (6.20m x 5.88m)
- Conservatory 14'1" x 8'10" (4.29m x 2.69m)
- Kitchen 12'4" x 9'1" (3.75m x 2.77m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 13'0" x 11'2" (3.96m x 3.40m)
- Bedroom 2 13'0" x 8'10" (3.96m x 2.69m)
- Bedroom 3 10'2" x 9'4" (3.10m x 2.84m)
- Bedroom 4 9'10" x 9'2" (3.00m x 2.80m)
- Bathroom

OUTSIDE

- Garden 53' x 42' (16.15m x 12.80m)
- Garden 51' x 24' (15.54m x 7.32m)









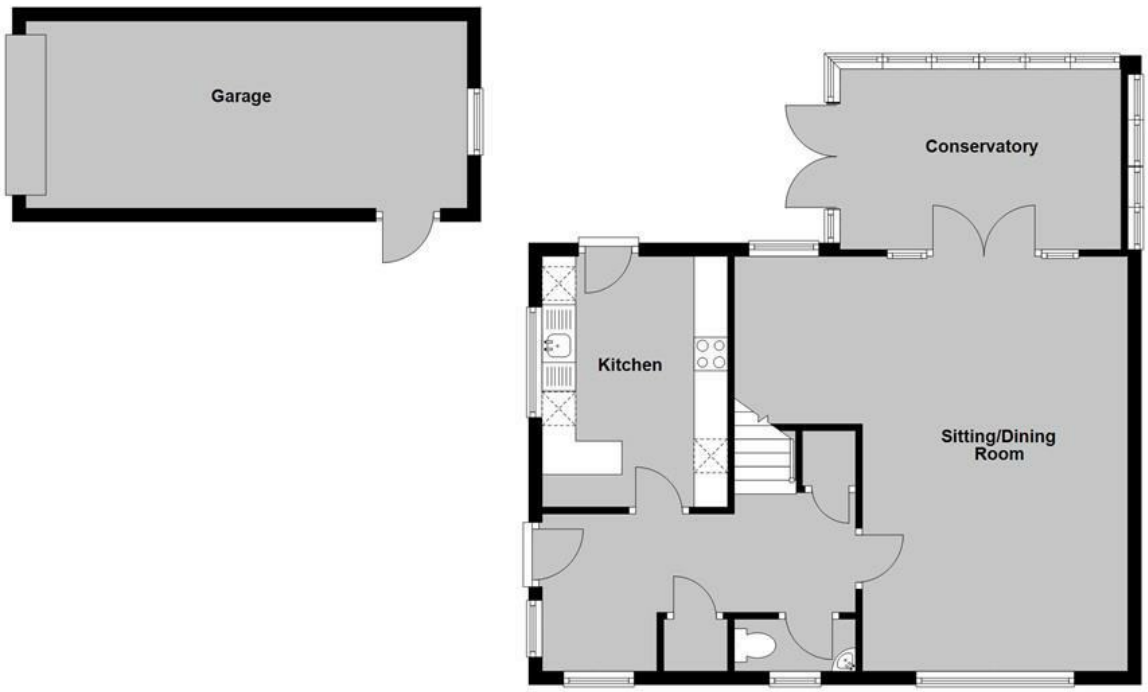


• Garage 21'8" x 9'2" (6.60m x 2.79m)

Ground Floor

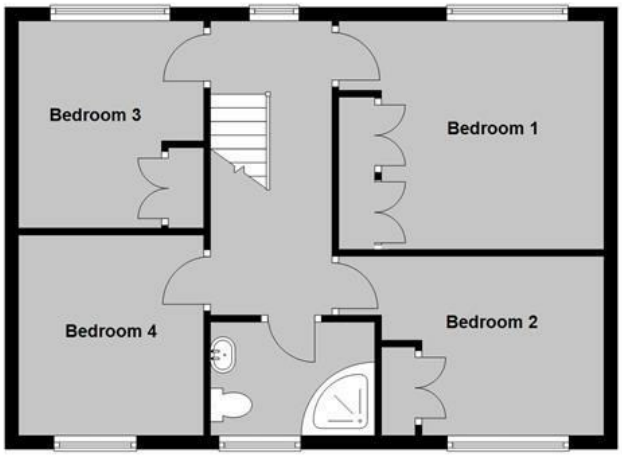
Main area: approx. 66.3 sq. metres (713.5 sq. feet)

Plus garages, approx. 18.5 sq. metres (198.9 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)

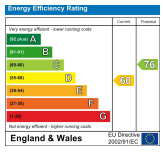


Main area: Approx. 120.8 sq. metres (1300.1 sq. feet)

Plus garages, approx. 18.5 sq. metres (198.9 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £3,022.86.

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