



WESTBERE

Guide Price £565,000 Freehold



**The Stable
Bredlands Lane
Westbere
CT2 0HD**

SITUATION

The Stable is located down a private drive just off Bredlands Lane, on the edge of the very pretty village of Westbere, which lies about 4 miles north west of the City of Canterbury.

The village of Westbere is set in a preservation area that overlooks the beautiful Westbere Lakes (created by gravel extraction), which teem with birds and wildlife, and provide excellent country walks. There is a village hall, All Saints Parish Church and the well-known Yew Tree public house/restaurant, which was built in 1348 and is one of the oldest pubs in Kent. Queen Anne and an Archbishop of Canterbury are reputed to have stayed there, and Dick Turpin evaded capture from the law by hiding out there.

Everyday facilities can be found at the neighbouring village of Sturry, which has a range of local shops, together with the Junior Kings school, and a mainline railway station connecting to Canterbury and the coast.

The historic City of Canterbury offers a wider range of facilities, many cultural interests, an excellent shopping centre, a good selection of schools in the private and state sectors, and colleges and universities. Recreation facilities include golf courses, sport centres, swimming pools, championship cricket, and rugby. Fishing and water sports can be found along the coasts.

Transport links are good, with the high-speed train operating into London St Pancras from Canterbury West in less than an hour.

The A2 gives access to the M2, M20 and M25 motorway networks. The Port of Dover and Channel Tunnel terminal at Cheriton provide cross-channel services to the continent.



DESCRIPTION

The Stable is an attractive detached converted former stable dating from around the eighteenth century and converted in late 1990, and now forms part of a small farmstead of five dwellings.

Construction is of black weatherboard on brick plinth under tiled roof.

Internal features include exposed brick feature fireplace with wood-burning stove, vaulted and exposed beamed ceilings, minstrel gallery landing, and crafted internal doors.

FEATURES

- **Entrance hall**, hardwood entry door, storage cupboards
- **Family bathroom**, panelled bath with electric shower above, WC, hand basin, chrome ladder radiator, attractively tiled
- **Study/bedroom 3**, window to the front
- **Bedroom 2**, built-in wardrobes
- **Dining room**, stairs to first floor, beamed ceiling, stylish flooring
- **Kitchen**, range of base and wall-mounted cabinets, electric ovens, ceramic hob
- Sitting room, brick feature fireplace with wood-burner, vaulted ceiling with exposed beams, minstrel gallery landing, stable door opening to garden
- **First floor**, landing, storage cupboard
- **Minstrel landing**, currently used as a study area
- **Master bedroom**, vaulted ceiling with exposed beams, range of built-in wardrobes, and door leading onto the minstrel landing
- **En suite bathroom**, panelled bath with shower above, WC, hand basin, exposed beam and tiled floor
- **Bedroom 4**, restricted head height, storage cupboard and window overlooking the rear gardens
- **Gardens**, front and rear
- **Double garage**, with power, light and loft storage
- **Parking**



OUTSIDE

The property is approached off Bredlands Lane onto a gravelled private drive, which leads into the courtyard and garaging.

The secluded private front gardens are mainly laid to lawn with block paved pathway leading to front entrance. There is a sun terrace, flower beds, shrubs and greenhouse, and side gates provide access to the rear garden, which is enclosed by a fence and tree-lined boundary.

The rear garden is lawned with a sun terrace and is enclosed by a fenced boundary.

PROPERTY INFORMATION

Services: Mains water, drainage, electricity
Local Authority: Canterbury City Council
Council Tax Band: F

DIRECTIONS

Head out of Canterbury towards Margate on the A28, passing over the railway crossing at Sturry and bearing right towards Margate, continue straight for about 2 miles and then turn left in to Bredlands Lane, just before the pelican crossing. Continue down Bredlands Lane for about half a mile and the entrance is on the right, opposite Lehane Travel, via a gravelled drive. Head down the drive, bearing left and then right into the courtyard. The Stable is signposted.

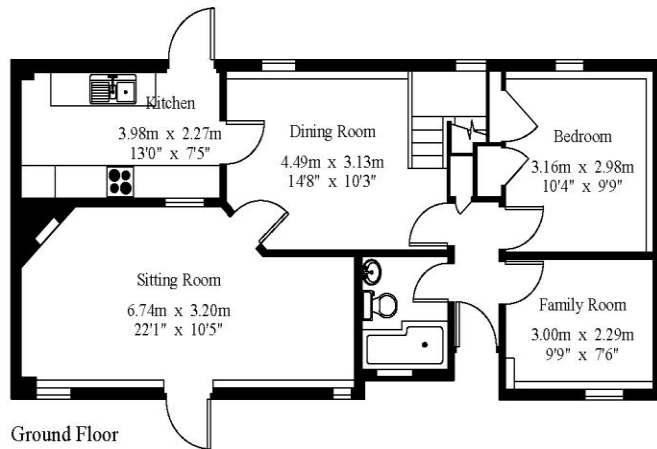
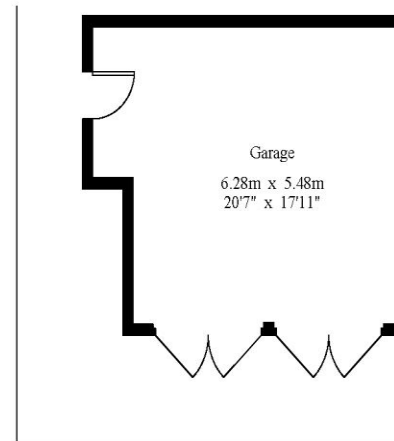
VIEWINGS

Strictly by appointment through Whitney Homes
Tel: 01303 262853
E: info@whitneyhomes.co.uk

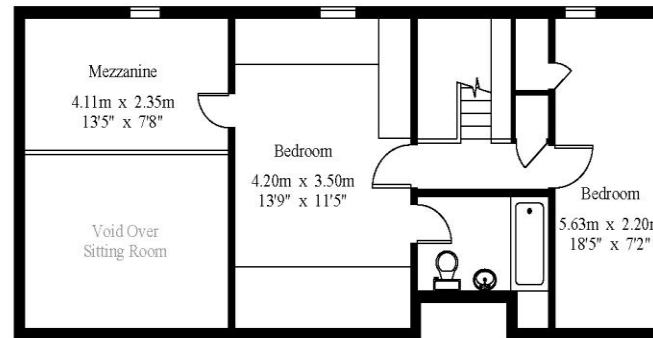


The Stables

House - Gross Internal Area : 127.2 sq.m (1369 sq.ft.)
 Garage - Gross Internal Area : 31.1 sq.m (334 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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