



NARGATE STREET, LITTLEBOURNE.

Guide Price: £295,500 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

Honey Bear Cottage
11 Nargate Street,
Littlebourne. CT3 1UH

Description

Honey Bear Cottage, is a very pretty period cottage, believe to be late Victorian.

Construction is red brick, with clay tile hung façade, hardwood glazed entry door with timber and tile hood over, under tiled roof.

The property has been beautifully and sympathetically refurbished to a high standard whilst retaining the original features.

The ground floor is open plan, with sitting/dining room, kitchen, stylish family bathroom, and three bedrooms to the first floor, all creating style, character and charm for this lovely village cottage.

Features

- Open plan, sitting/dining room, kitchen
- Family shower room
- Three bedrooms
- Rear gardens
- Village location

Outside

To the front of the property is a path leading to front entrance with white painted picket fencing and gate. The rear garden extends to about 90ft, with sun terrace, lawns, mature trees and shrubs, timber storage sheds, enclosed with timber fenced boundaries.

Property Information

Services: Mains water, electricity, gas and drainage.

Local authority: Canterbury City Council.

Council tax band: C

NB: There is a right of access to the rear of the cottages.



Situation

The property is situated within the Village Conservation Area of the well sought-after village of Littlebourne, which offers a good range of amenities to include primary school, church, village green, local general store, post office, public house and restaurants, and easy reach is the nearby neighbouring villages of Ickham, Wickhambreaux and Wingham.

The Cathedral City of Canterbury with its many cultural interests, excellent shopping centre, good choice of schools in both the state and private sectors, colleges and universities are about 5 miles away.

Recreation facilities in and around the area include sports centres and swimming pools, Polo Farm Sports Pavilion, excellent choice of golf courses, fishing and water sports can be found along the coast.

Transport links are also good, with the high-speed train services operates from Canterbury West to London ST Pancras in just under 58 minutes.

The A2 gives easy access into the M20, M25, and M2 Motorway networks. The Channel Tunnel at Cheriton and the Port of Dover provide services to the continent

Directions

Head out of Canterbury towards the New Dover Road, turning left by Waitrose, signed Sandwich A257. Proceed for about 4 miles into the village of Littlebourne, take a left onto Nargate Street, and the property will be found about 300 yards on the lefthand side.

Parking can be found a little further, up on the right.

Viewings

Strictly by appointment through Whitney Homes

Tel: 01303 262853

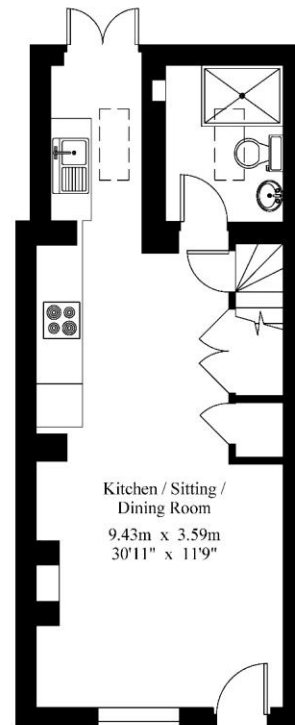
Email: info@whitneyhomes.co.uk



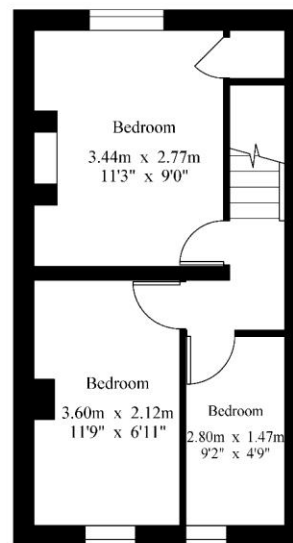


11 Nargate Street

Gross Internal Area : 60.7 sq.m (653 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
© 2022 Trueplan (UK) Limited (01892) 614 881



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 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.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



WHITNEY HOMES
COASTAL, TOWN & COUNTRY