



LITTLEBOURNE

Guide Price £475,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



Meadow View
Jubilee Road
Littlebourne
CT3 1TP

DESCRIPTION

Meadow View is a very attractive three-bedroom semi-detached period cottage, which has been much improved by the current owners by adding an impressive, and significant, double extension whilst sympathetically restoring the property to a particularly high standard and specification in 2018.

Construction is red brick with pretty string course, double glazed sash windows with concrete plinths above, hardwood entry door, under slate tiled roof.

Internal features include, cast iron feature fireplaces, exposed brick feature walls, fabulous open plan kitchen/dining/family area, with bi-folding doors opening onto the garden, and luxury family bathroom.

SITUATION

The property is situated within the Village Conservation Area of the well sought-after village of Littlebourne, and looks over the local park. The village offers a good range of amenities to include primary school, church, village green, local general store, post office, public house and restaurants, and easily reached 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, and an 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 operating 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.



FEATURES

- **Entrance hall**, stairs to first floor, attractive exposed brick wall feature.
- **WC**, hand basin and tiled.
- **Sitting room**, cast iron feature fireplace.
- **Kitchen/dining/family room**, range of base and wall mounted cabinets, integrated appliances, to include ovens, fridge/freezer, dishwasher, wine cooler, central island with ceramic hob, ceiling extractor, quartz work surfaces, and flooring. Bi-folding doors open onto the rear gardens, and in the family area is attractive wood panelling to walls.
- **Boot room**, tiled flooring and doors opening onto the garden.
- **Utility room**, base and wall cabinets, complimented with wooden worktops, tiled flooring.
- **First floor landing**, loft hatch and airing cupboard.
- **Master bedroom**, double aspect with wood panelling to walls.
- **En-suite**, walk-in shower, WC hand basin set in vanity unit attractive tiling.
- **Two further double bedrooms**, one with cast iron feature fireplace.
- **Study/nursery**
- **Family bathroom/shower room**, beautifully fitted and tiled contemporary bathroom suite with WC, hand basin on vanity unit, bath, separate shower cubicle.
- **Gardens** enclosed with off road parking.



OUTSIDE

To the front of the property has an ornamental wall, wrought iron gate, and off-road parking to the side.

Rear garden has sun terrace, lawn, flower beds, timber summer house, outside lighting and water tap, side gate for access.

PROPERTY INFORMATION

Services: Main water, gas, drainage and electricity.

Local Authority: Canterbury City Council

Council Tax Band: D

VIEWINGS

Strictly by appointment through Whitney Homes

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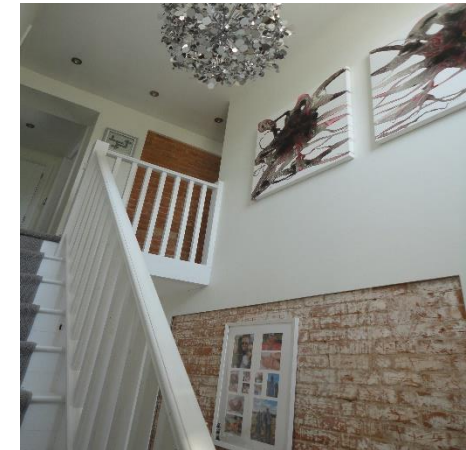






TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 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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