



WESTBERE CANTERBURY

Guide Price £695,000 Freehold



Laurel Cottage
8 Westbere Lane
Westbere
CT2 0HH

SITUATION

Laurel Cottage, is situated in the much sought after pretty village of Westbere, which lies around 4 miles north-east of the historical city of Canterbury.

The village is set in a preservation area that overlooks the beautiful Westbere Lakes (created by gravel extraction) and is a teem with birds, wildlife, and 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 it is one of the oldest pubs in Kent. Queen Anne and the Archbishop of Canterbury are reputed to have stayed here, and Dick Turpin evaded capture from the law hiding out there.

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

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

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

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



DESCRIPTION

Laurel Cottage is a charming and quintessential period Grade II listed detached cottage, dating around 1650, with later additions.

Construction, is painted brick, hipped tiled roof, three pretty gabled dormers, three casement leaded light windows with cambered surrounds and modern porch.

The property has been sympathetically improved by the current owners, which carefully combines the old with new, and now creates a charming and characterful home.

Internal period features include an Inglenook fireplace with wood burner, beautiful exposed beams, pretty leaded light windows, latch doors, and oak flooring.

FEATURES

- **Entrance hall/study**, entry door, vaulted ceiling with exposed beams.
- **Sitting room**, Inglenook fireplace with wood burner, exposed beam ceiling and two latched and braced doors, concealing the staircases to the first floor.
- **Kitchen/Dining room**, range of attractive base and wall mounted cabinets, including integrated appliances, and complimented with granite worksurfaces, and wood flooring which sweeps through to the dining area. Off the dining area are bi-folding doors opening onto the impressive decked sun terrace.
- **Utility room**, butler sink, boiler, space and plumbing for washing machine.
- **Shower room**, beautifully fitted and tiled.
- **Master bedroom/dressing area**, range of built in wardrobes.
- **En-suite bathroom**, panelled bath, hand basin WC.
- **Bedroom 2**, double room with leaded light windows.
- **Gardens/grounds of just shy of 1.2 acres.**
- **Stable/workshop, summer house and various outbuildings.**



OUTSIDE

The beautiful south facing garden and grounds are sure to impress and extend to around just shy of 1.2 of an acre, which are partially walled with sweeping lawns, a wonderful variety of tree species, to including oak, fig, apple, plum and pears trees, along with well planted herbaceous borders, perineal and annual planting, a wild meadow area and a good-sized vegetable garden.

Within the grounds are two feature wells, fabulous decking area which sits to the rear of the property, perfect for BBQ's and entertaining family and friends.

The various outbuilding includes a former stable, with an internal staircase leading to a loft area, power and light. We understand this would make an excellent annexe (providing all the normal planning constraints are granted).

The stunning summer house is insulated, has a vaulted ceiling, exposed beams, power, light and wood burner. There's a tractor shed, greenhouse, chicken coop, and at the top of the garden is an impressive viewing platform where you can relax, looking out over the Westbere lakes and enjoy an evening sundowner.

The property also has side gate access to the rear gardens, and are all enclosed within a mature mixed hedge and tree boundary.

The front of the property has access off Westbere Lane via a gate and path leading to front entrance. The garden is paved and edged with garden cottage flowers, along with herbaceous borders, trees and shrubs.

PROPERTY INFORMATION

Services: Main water, gas, drainage and electricity.

Local Authority: Canterbury City Council

Council Tax Band; F (2023/2024)

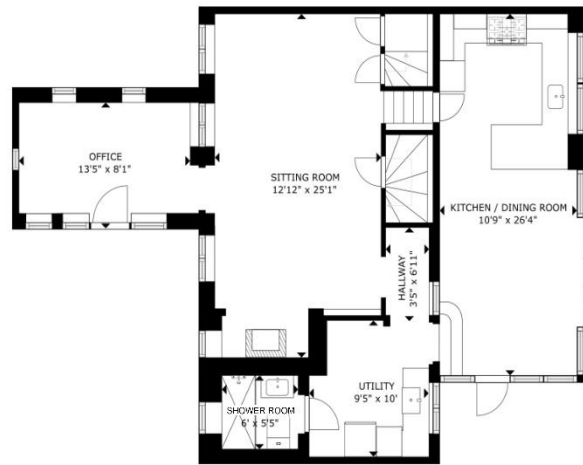
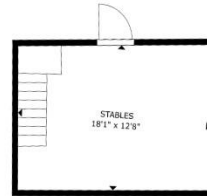
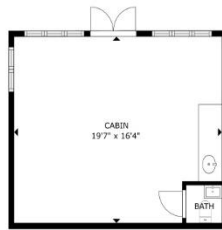
VIEWINGS

Strickley by appointment through Whitney Homes

Tel: 01303 262853

E: info@whitneyhomes.co.uk





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1520 sq ft, FLOOR 2: 496 sq ft
TOTAL: 2016 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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
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