



WESTBERE
Guide Price £795,000 Freehold



34 Westbere Lane
Westbere
Nr Canterbury
CT2 0HH

SITUATION

The property, 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 there, 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, an 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 service 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

34 Westbere Lane is a very attractive a well-proportioned four-bedroom detached house, built by a local reputable builder to an extremely high quality and standard in 2010 with later additions added in 2018. Construction is of traditional build, with attractive red brick and white weatherboard façade, double glazed casement windows and tiled roof. The attached garage is also brick with pitch tiled roof and automatic opening double doors, power and light.

Internally, this beautifully presented home will be sure to impresses with spacious hallway, leading to the sitting room. Fabulous open plan fitted kitchen/family area which opens through to lovely conservatory. There also a separate study and newly added utility and WC. To the first floor is the superb master bedroom with ensuite shower room. There are three further double bedrooms and a family bathroom.

Other features include under floor heating to kitchen, conservatory, utility and ensuite shower room. Oak flooring in the hall, family area, study and sitting room. Beautifully crafted internal oak doors and brush chrome sockets and light switches.

OUTSIDE

The property is approached off Westbere Lane onto a block paved drive which provides additional parking and access to the garaging and front entrance. The rear, south facing garden is mainly laid to lawn with sun terraces perfect for entertaining and BBQs. One has a steel pergola with sun shades perfect for those hot sunny days. The garden is well stocked with mature trees, shrubs, flower borders and enclosed with tall mature tree lined boundaries.

VIEWINGS

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



FEATURES

- **Entrance hall**, oak flooring, stairs to first floor, storage cupboards.
- **Sitting room**, feature fireplace with wood burner. Oak flooring, French door open onto the garden.
- **Study**, oak flooring.
- **Kitchen/family room**, beautifully fitted kitchen with integrated appliances and finished with Minerva worksurfaces, worktop lighting and kick boards, island with cupboards and breakfast bar, tiled flooring. The family area has double bi-folding glass doors opening through to conservatory.
- **Conservatory**, double glazed with pitch roof on brick plinth, French doors opening to garden.
- **Utility room**, range of base and wall mounted cabinets some glass fronted for display, space for washing machine, tumble dryer and American fridge freezer.
- **WC**, wall mounted WC and hand basin.
- **Landing**, loft hatch, airing/linen cupboard.
- **Master bedroom**, vaulted ceiling, built in wardrobes, French door and Juliet balcony.
- **En-suite bathroom**, white contemporary suite with chrome shower rain head, vanity unit housing hand basin and WC, shelving and mirror, beautifully tiled.
- **Bedroom 2**, double glazed window overlooking the rear garden and Westbere Lakes
- **Bedroom 3**, double glazed window to the front.
- **Bedroom 4**, double glazed window to the front.
- **Family Bathroom**, panelled bath, separate shower cubicle, hand basin on pedestal, WC, stylishly tiled.
- **Double garage**, automatic doors, power and light.
- **Gardens**, south facing

PROPERTY INFORMATION

Services: Main water, gas, drainage and electricity.

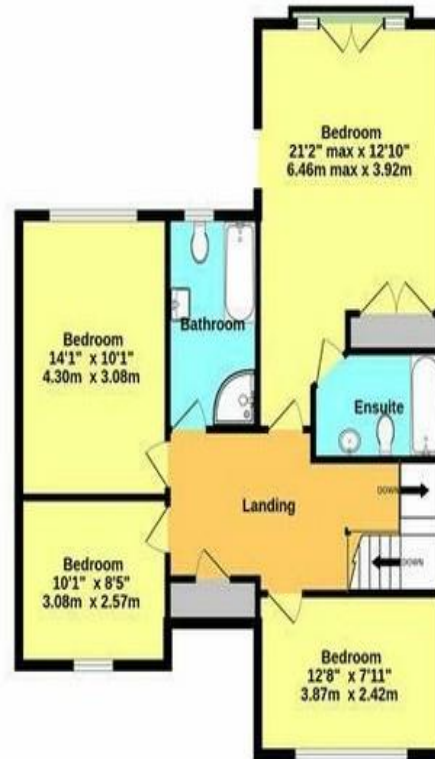
Local Authority: Canterbury City Council

Council Tax Band: F (2023/2024)





Total Dwelling Area 177m Sq Or 1900ft Sq



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	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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