



**WESTBERE, Nr CANTERBURY**  
**Guide £700,000 Freehold**



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY







22A 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 King's 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

22a Westbere Lane is a very attractive double fronted well-proportioned and beautifully presented four-bedroom detached house built in 1980.

The property sits well back into its generous plot and has been much improved and modernised to a high standard by the current owners over the recent years, which includes a beautifully fitted kitchen, bathrooms, flagstone flooring, engineered oak and bamboo flooring, attractive oak internal doors, Victorian style radiators, wood burner, and lovely garden room.

Construction is of traditional build, with attractive red brick, double glazed windows, and box bay window, central doorcase and tiled roof.

## OUTSIDE

The property is approached off Westbere Lane onto a gravel drive which provides parking for several cars, lawn with various flower beds, mature tree and shrubs, and under planting. To the side of the property is a gate which give access to rear gardens.

The rear south facing gardens, has a sun terrace, ornamental wall with few steps down to the mainly laid to lawn garden, which has mature shrubs and trees, garden and log sheds, enclosed with mature hedge and fenced boundaries.

**GARAGING**, is reached by a separate access via a shared driveway to the side of the property and is situated to the rear of the gardens.

## PROPERTY INFORMATION

**Services:** All mains' services are connected,

**Local Authority:** Canterbury City Council.

**Council Tax Band:** F

## VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853





## FEATURES

**Entrance hall**, flagstone flooring.

**WC/Utility**, hand basin, space and plumbing for washing machine.

**Dining Hall**, flagstone flooring, Bi-folding doors, opening onto the rear gardens, attractive Victorian style radiators, stairs to first floor.

**Sitting Room**, double aspect with central fireplace with bressummer and wood burner, bamboo flooring. Victorian style radiators, stylish oak doors which open into the garden room.

**Garden room**, vaulted roof, double glazed on brick plinth, exposed brick feature wall, attractive wood flooring, doors open on to the sun terrace.

**Kitchen**, beautifully designed and fitted, with an attractive and stylish range of units with integrated appliances to include fridge/freezer, dishwasher, 5 gas ring hob, double oven, 'quooker' type water tap, complimented with quartz worksurfaces, flagstone flooring.

### Landing

**Master bedroom**, engineered oak flooring.

**En suite shower room**, beautifully fitted and tiled.

**Three further double bedrooms**, all with built in wardrobes.

**Family bathroom**, modern fitted bathroom suite with tub, chrome shower fittings, handbasin set on chrome frame, WC, painted wood panelling.

**Front gardens**, ample parking

**Rear gardens**, good size rear gardens, south facing, all enclosed.

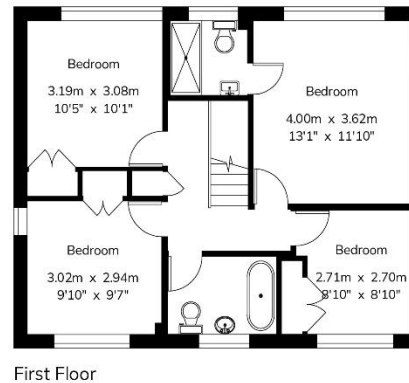
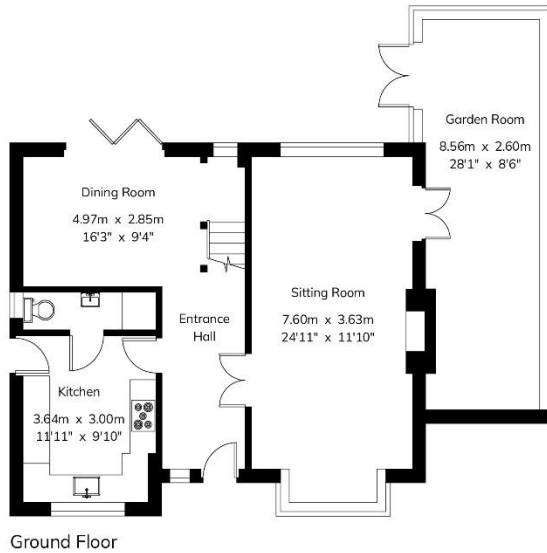
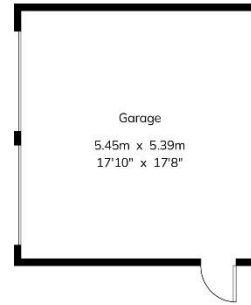
**Double garaging**, up and over doors.





22A Westbere Lane

House - Gross Internal Area : 150.0 sq.m (1614 sq.ft.)  
 Garage - Gross Internal Area : 29.3 sq.m (315 sq.ft.)



Scale: 0 to 10 Feet / 0 to 3 Metres. For Identification Purposes Only. © 2025 Trueplan (UK) Limited (01892) 614 881



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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.

Whitney Homes  
Hythe

01303 262853  
info@whitneyhomes.co.uk



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