



WESTBERE (Chain Free)
Guide £640,000 Freehold



24A 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 teeming 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

24a Westbere Lane is an attractive double fronted well-proportioned three bedroom detached house built in 1980s.

The property has been updated over the recent year which includes modern bathroom and en-suite, attractive modern kitchen, and conservatory.

The property sits well back into its generous plot and has double garaging to the rear

Construction is of traditional build, with attractive red brick, tiled front façade, tiled roof, double glazed windows, central doorcase and conservatory.

OUTSIDE

To the front of the property there is an ornamental wall, wrought iron gates, block paved drive, which provides parking, gravel areas with flower borders and shrubs. The rear south facing gardens, has a sun terrace, lawns, flower beds, mature shrubs and trees, and double garaging, with a side gate giving access.

GARAGING,

The double garage 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

E: info@whitneyhomes.co.uk



FEATURES

Entrance porch, hardwood entry door.

WC, hand basin.

Reception hall, stairs to first floor, galleried landing, parquet flooring, exposed brick feature walls, double glazed panelled window overlooks over the gardens.

Study, double glazed window and rear door.

Kitchen, attractive modern kitchen with a range of base and wall mounted cabinets, integrated appliances to include, fridge/freezer, dishwasher, rangemaster cooker with 6 gas hob, extractor hood, microwave, washing machine, stainless-steel one and a half bowl sink, water softener, complimented with granite worksurfaces, and tiled flooring.

Sitting room, central feature fireplace with wood burner, parquet flooring, box bay double glazed window, French doors opening into the conservatory,

Conservatory, double glazed on brick plinth, pitched polycarbonate roof, French doors opening onto the sun terrace.

Galleried Landing, double glazed window overlooking the rear garden, loft hatch, cupboard housing Worcester boiler.

Master bedroom range of fitted stylish wardrobes bedside cabinets and of drawers, En-Suite, panelled bath, separate shower cubicle, hand basin, pine vanity unit, tiled flooring, Double bedroom, with built in wardrobes.

Bedroom 3, built in wardrobes with mirrored sliding doors.

Family bathroom, panelled bath with shower over and glazed shower door, separate shower cubicle, WC, and twin hand basin set on a vanity unit,

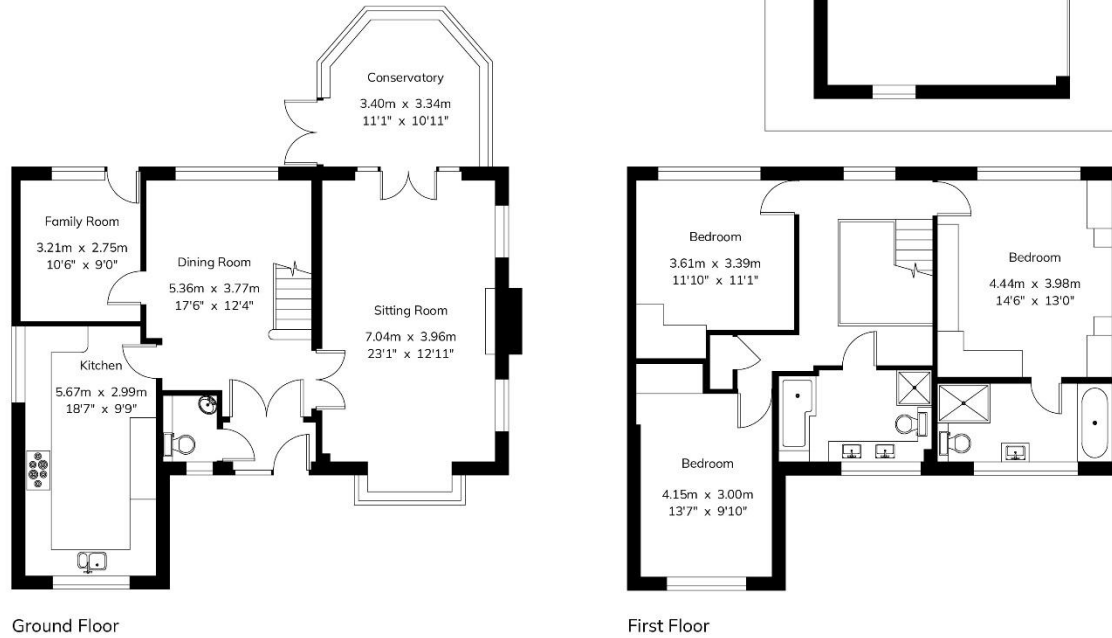
South facing rear gardens

Double garaging



24A Westbere Lane

House - Gross Internal Area : 166.7 sq.m (1794 sq.ft.)
 Garage - Gross Internal Area : 27.4 sq.m (294 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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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