



CHRISTOPHER HODGSON

Herne, Herne Bay

Busheycroft, 39 Busheyfields Road, Herne, Herne Bay, Kent, CT6 7LJ

Freehold

A substantial family home occupying an exceptional plot of approximately one acre, enjoying a private and highly sought-after woodland setting just 2.7 miles from Herne Bay, 4.4 miles from Whitstable and 5.7 miles from Canterbury.

Busheycroft offers generous and highly versatile accommodation extending to approximately 2,729 sq ft (235 sq m). Now requiring comprehensive refurbishment, it presents a rare opportunity to create a bespoke family home of considerable quality, with further potential to extend, subject to all necessary consents.

The existing layout comprises a welcoming reception hall, spacious open-plan sitting room/dining room centred around an open fireplace, separate dining room, kitchen, additional reception room and cloakroom. To the first floor are four double bedrooms, a large balcony accessed from two of the bedrooms, and a family bathroom. The principal bedroom also benefits from an en-suite bathroom.

The mature woodland gardens are a defining feature of the property, providing a beautifully secluded setting and a remarkable sense of privacy, ideal for both relaxation and entertaining. Nearby footpaths provide easy access to East Blean Woods and the surrounding countryside. The property also benefits from a double garage and is offered for sale with no onward chain.

The plot benefits from an impressive frontage to Busheyfields Road of approximately 244 ft (74m) and a maximum depth of approximately 220 ft (67m). Given the size and configuration of the site, there may be potential for one or more additional dwellings, subject to obtaining all necessary planning permissions and approvals.

Interested parties are advised to make their own enquiries regarding planning matters directly with Canterbury City Council on 01227 862000 or via www.canterbury.gov.uk/planning.

LOCATION

Herne is a desirable village located approximately 1.9 miles and 4.6 miles respectively from the popular seaside towns of Herne Bay and Whitstable and is well served by bus routes, a post office/local store, dental surgery, C of E primary school, village hall, 14th century St Martin's church and two public houses, including The Butchers Arms, Britain's first micropub. The A299 is easily accessible, providing a dual carriageway link to the M2/A2 with access to the Channel ports and subsequent motorway network.

Herne Bay is well served by shops, schools, bus routes and other amenities, as well as the bustling town centre and highly regarded seafront which boasts a marina as well as popular watersport facilities. There is also a mainline railway station providing fast and frequent links to London (Victoria) in approximately 93 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The cathedral city of Canterbury (approximately 7 miles distant) offers theatres, cultural and leisure amenities, as well as

benefiting from excellent public and state schools. The city also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 21'4" x 19'6" (6.50m x 5.94m)
- Dining Area 15'0" x 12'10" (4.57m x 3.92m)
- Kitchen 22'10" x 8'0" (6.96m x 2.44m)
- Dining Room 24'5" x 9'10" (7.45m x 3.00m)
- Reception Room 26'3" x 12'0" (8.00m x 3.65m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 21'2" x 15'6" (6.45m x 4.72m)
- En-Suite Bathroom
- Bedroom 2 13'7" x 9'9" (4.15m x 2.98m)
- Balcony 42'7" x 4'7" (12.98m x 1.40m)
- Bedroom 3 11'11" x 10'10" (3.63m x 3.30m)
- Eaves
- Bedroom 4 11'1" x 6'7" (3.38m x 2.01m)
- Bathroom

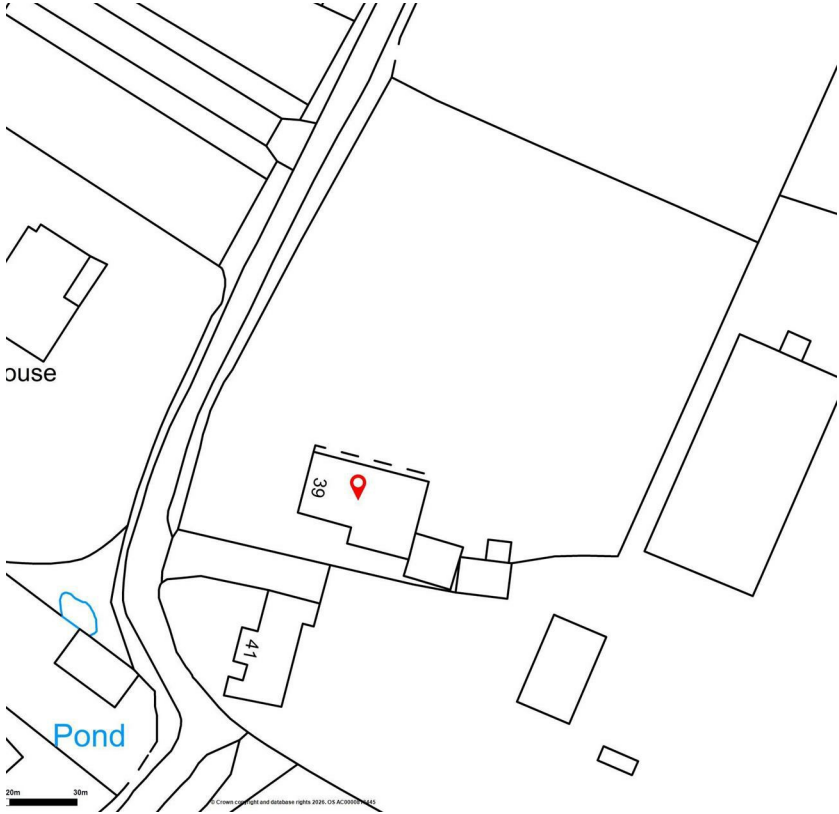
OUTSIDE

- Garden 240' x 201' (73.15m x 61.26m)
- Double Garage 19'8" x 19'6" (5.99m x 5.94m)







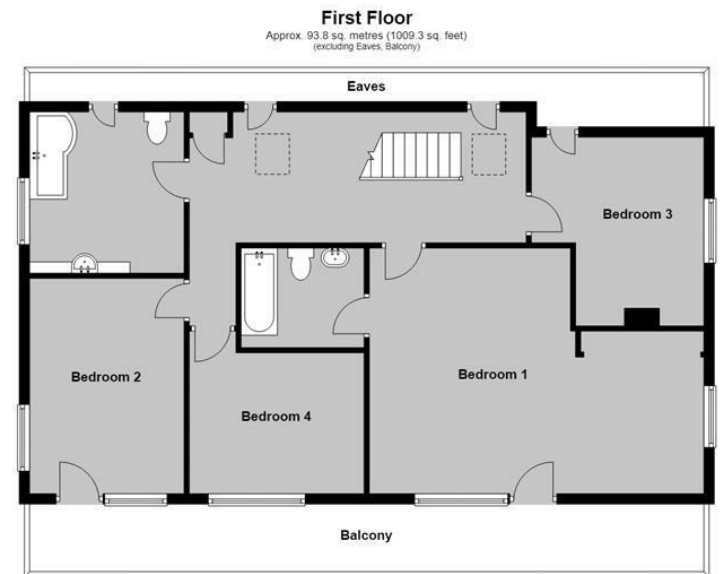


Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	70
EU Directive 2002/91/EC	55

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



Main area: Approx. 253.6 sq. metres (2729.2 sq. feet)
Plus garages: approx. 35.7 sq. metres (384.2 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe