

CHRISTOPHER HODGSON



Westbere, Canterbury

£499,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Westbere, Canterbury

Kimberley, 4B Church Lane, Westbere, Canterbury, Kent, CT2 0HA

A spacious and smartly presented detached bungalow, set back from the road in a peaceful location within the desirable village of Westbere, conveniently situated within close proximity to local amenities including a village hall, church, popular Ye Olde Yew Tree Inn public house and the beautiful Westbere Lake. Sturry mainline railway station is nearby (1.1 miles) and the Cathedral City of Canterbury is easily accessible (3.8 miles).

The generously proportioned accommodation has been newly refurbished in smart contemporary style and is arranged to provide an entrance hall, sitting room open-plan to a dining room, a newly fitted kitchen, two

bedrooms, a shower room, and a separate cloakroom. There is considerable scope to extend the existing accommodation, and planning permission has been granted under reference CA/24/02203 (subject to conditions) for a single-storey extension following demolition of the carport. Plans are available on request.

Externally, there are generous gardens to the front and rear. The rear garden extends to 79ft (24m) and incorporates a lawn with shrub borders and woodland views. A carport and driveway provide off-road parking for several vehicles.



LOCATION

Church Lane is situated in the desirable village of Westbere, conveniently located within close proximity to local amenities including the village hall, church, popular Ye Olde Yew Tree Inn pub and the beautiful Westbere Lake. Sturry mainline railway station is nearby (1.1 miles) as is the Cathedral City of Canterbury (3.8 miles). The City benefits from public schools, state schools and higher educational facilities including The University Of Kent and Kings School all of which are located within close proximity to the property. Canterbury also offers a wealth of cultural and leisure amenities including the recently reconstructed Marlowe Theatre, a number of bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops and Canterbury Cathedral which dates back to the 6th Century and forms part of a UNESCO World Heritage Site. There is also access to the A2/M2 and subsequent motorway network. The mainline railway stations offer fast and frequent services to London with high speed links from Canterbury West to London St Pancras (approximately 56 minutes).

ACCOMMODATION

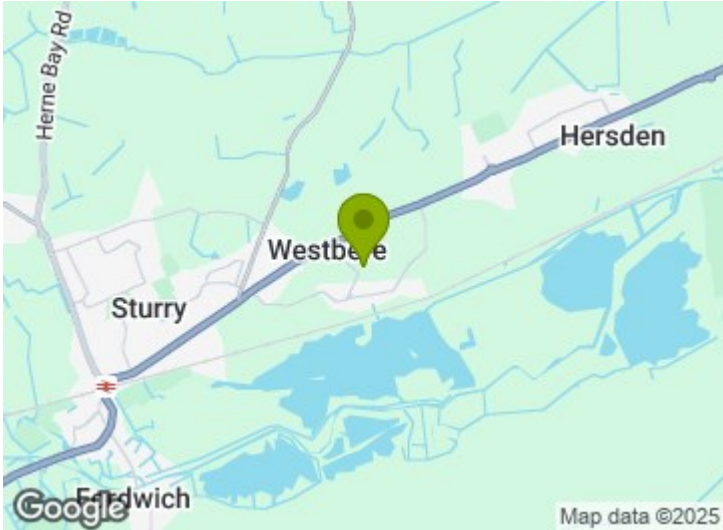
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 18'0" x 11'11" (5.48m x 3.63m)
- Dining Room 9'10" x 7'5" (3.00m x 2.27m)
- Kitchen 13'9" x 8'11" (4.19m x 2.73m)
- Bedroom 1 11'8" x 10'11" (3.56m x 3.34m)
- Bedroom 2 9'10" x 8'3" (3.02m x 2.54m)
- Shower Room 8'6" x 5'8" (2.59m x 1.73m)
- Cloakroom 5'8" x 2'11" (1.73m x 0.89m)

OUTSIDE

- Garden 79' x 46' (24.08m x 14.02m)
- Car Port
- Shed 8'7" x 6'6" (2.64m x 2.00m)





Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,426.57.

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 Estate 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.

Energy Efficiency Rating		Current	Target
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy inefficient	G		
England & Wales		82	82

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

