

CHRISTOPHER HODGSON



Littlebourne, Canterbury

£495,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Littlebourne, Canterbury

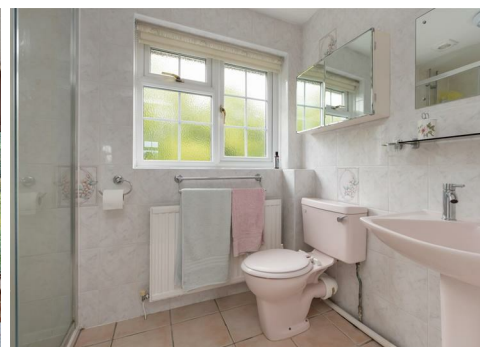
70 Jubilee Road, Littlebourne, Canterbury, Kent, CT3 1TP

A bright and spacious detached family home enjoying a peaceful setting in the desirable village of Littlebourne, and within close proximity of shops, amenities and bus routes. The Cathedral City of Canterbury is also easily accessible (3.6 miles).

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting/dining room, a conservatory overlooking the rear garden, a kitchen, and a cloakroom. The first floor comprises four double bedrooms and a

shower room. The property would now benefit from a degree of updating and improvement throughout, which once complete would create a fantastic family home.

The South Westerly facing gardens are a particularly attractive feature of the property and extend to the side and rear of the property. The detached garage and driveway provide off-street parking for a number of vehicles. No onward chain.



LOCATION

Littlebourne is a charming village approximately 4 miles East of Canterbury and less than a mile from the picturesque villages of Ickham and Wickhambreaux. The village boasts a public house, The Evenhill, which also operates as a hotel and restaurant. The Duke William at Ickham is a short stroll away. There is also community store and post office, C of E primary school, doctor's surgery and equestrian centre. The property is a short drive to the popular Howletts Wild Animal Park (0.8 miles distant) and Wingham Wildlife Park (3.5 miles distant) as well as Canterbury Golf Club. Bekesbourne railway station is 2.3 miles distant and offers regular services to Canterbury, Dover and London, bus services are also available.

The Cathedral City of Canterbury boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many independent shops. The City also combines a wealth of cultural and leisure amenities including theatres, bars and restaurants, as well as benefiting from excellent public schools, state schools and higher education establishments. Communication links are strong with the A2 providing access to the channel port of Dover (approximately 15 miles), Canterbury (approximately 3.8 miles) and the M2. Canterbury West station offers fast and frequent services to Ashford (approximately 15 mins) and London St Pancras (approximately 56 mins).

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 20'4" x 19'3" (6.20m x 5.88m)
- Conservatory 14'1" x 8'10" (4.29m x 2.69m)
- Kitchen 12'4" x 9'1" (3.75m x 2.77m)
- Cloakroom

FIRST FLOOR

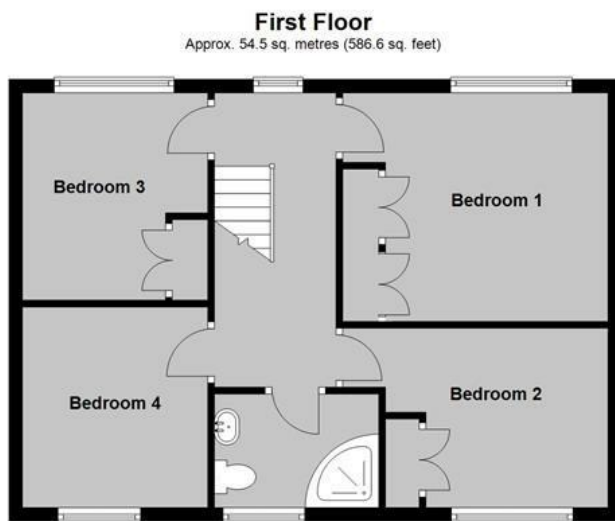
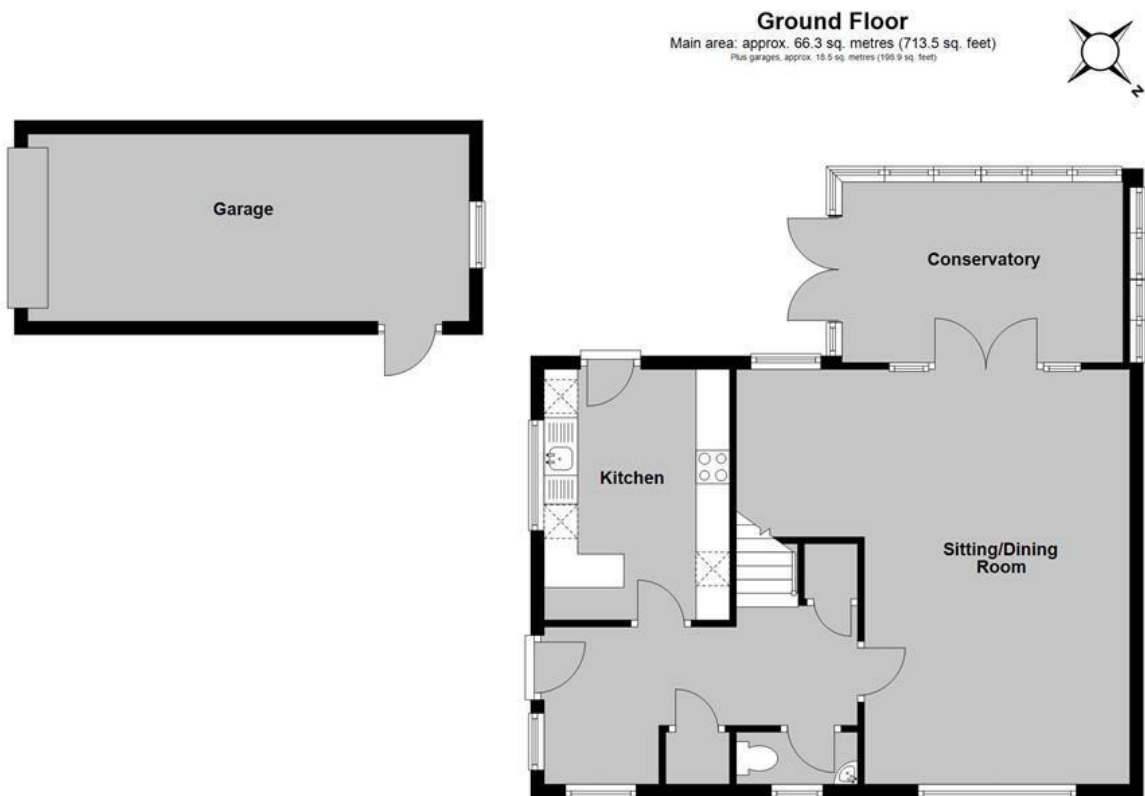
- Bedroom 1 13'0" x 11'2" (3.96m x 3.40m)
- Bedroom 2 13'0" x 8'10" (3.96m x 2.69m)
- Bedroom 3 10'2" x 9'4" (3.10m x 2.84m)
- Bedroom 4 9'10" x 9'2" (3.00m x 2.80m)
- Bathroom

OUTSIDE

- Garden 53' x 42' (16.15m x 12.80m)
- Garden 51' x 24' (15.54m x 7.32m)



• Garage 21'8" x 9'2" (6.60m x 2.79m)



Main area: Approx. 120.8 sq. metres (1300.1 sq. feet)
Plus garages, approx. 18.5 sq. metres (198.9 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,902.29.

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	Potential
Very energy efficient - lower running costs			
(A+)	A		
(A)	B		
(B)	C		
(B-)	D		
(C)	E		
(C-)	F		
(D)	G		
Not energy efficient - higher running costs			
Endoland & Wales		60	76
EU Directive			