



Price
£500,000

Freehold

3x  1x  1x 

**Rose Acre Road,
Littlebourne,
Canterbury, Kent, CT3**

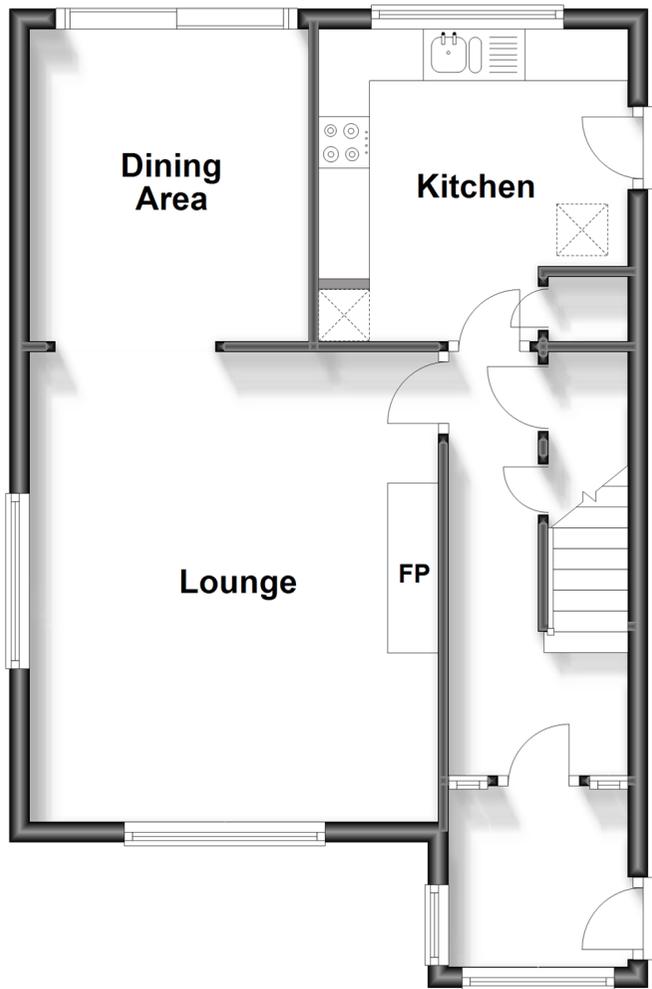
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

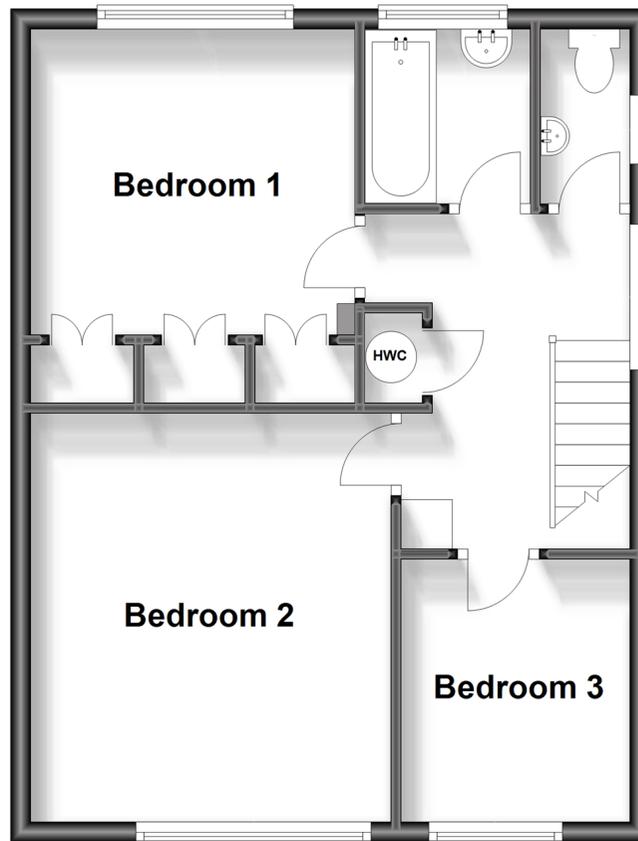
Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge: 14'8 x 13'1 (4.47m x 3.99m)

Dining Area: 9'6 x 9'0 (2.90m x 2.75m)

Kitchen: 9'9 x 9'8 (2.97m x 2.95m)

FIRST FLOOR

Landing

Bedroom 2: 12'9 x 11'6 (3.89m x 3.51m)

Bedroom 1: 11'8 x 10'4 (3.56m x 3.15m)

Bedroom 3: 8'3 x 7'8 (2.52m x 2.34m)

Bathroom: 5'5 x 5'5 (1.65m x 1.65m)

Cloakroom

OUTSIDE

Front Garden

Driveway Parking

Garage

Rear Garden



Main features

- Detached home in the heart of Littlebourne
- Garden studio with power and light, garage with workshop attached
- Located in a private cul de sac
- Fabulous plot and gardens, with ample potential for further extension
- A short walk to playing fields, the village store and local primary school



Nearest Schools

Primary Schools: Littlebourne C of E Primary 0.2 miles, Wickhambreaux C of E Primary 1.2 miles, Wingham Primary 2.1 miles
Secondary Schools: St Anselm's Catholic School 2.8 miles, Spires Academy 2.8 miles



Transport Information

Train Stations: Sturry 2.5 miles, Adisham 2.7 miles, Bekesbourne 2.7 miles



Address

Rose Acre Road, Littlebourne, Canterbury, Kent, CT3



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(62)	B(34)

10347952/20230906/TG/AH