



Riding Light  
Roman Road | Upper Harbledown | Canterbury | CT2 9AN

FINE & COUNTRY









# Step inside

## Riding Light

Surrounded by delightful countryside providing stunning rural views, this spacious detached L-shaped bungalow originally built in the late 1950s, early 1960s is a real charmer. It is approached through automatic gates onto a driveway that leads to a vast block paved frontage where you can park numerous vehicles, an integral double garage with automatic doors and the front door that leads to a good sized entrance hall with tiled flooring and three large storage cupboards.

There is a spacious light and bright triple aspect lounge/diner with delightful views from both directions and a fireplace with a multi-fuel burner as a focal point. The kitchen/breakfast room includes large stone floor tiles, a door to the rear terrace, inset lighting and a range cooker as well as wood units with granite worktops housing a built in microwave, wine rack and a Bosch washing machine, dishwasher and an integrated fridge freezer, while still providing space for a table and chairs.

A delightful family bathroom includes beautiful Italian wall tiles, a corner bath and a separate shower while the main double bedroom also has a very smart en suite bathroom with a bath and separate shower as well as a wall of fitted cupboards that were only installed about a year ago. There are three further bedrooms with one currently set out as a very useful study, another used as a separate formal dining room and the last has fitted cupboards.

The rear terrace spans the width of the bungalow and is ideal for outdoor entertaining and enjoying the views. It is bordered by a dwarf wall that leads to a lawn surrounded by flower and shrub borders and backs onto a play park owned by the village community to prevent it being developed. On one side of the property there is a greenhouse, a grass area and a large workshop while on the other side there is another workshop, a woodshed and a garden storage shed as well as access to the front garden with its flower bed and privet hedge.





# Seller Insight

“ This has been a wonderful home for the past 18 years and it will be a wrench to leave but it is time to downsize and move nearer to family. It is a great home for entertaining and we even had 15 cars on the front parking area for a party! We originally fell in love with the location and the views and over the years we have installed a new kitchen and included a freshwater tap and a water softener as well as updating the bathrooms, putting in new garage doors about six months ago and the guttering was only replaced two years ago. However, the bungalow is quite a 'blank canvas' for new owners to really make it their own.

Even though it is in a gorgeous rural environment with a friendly village atmosphere the property is also close to the A2 for London, Canterbury and Dover and just over two miles to Canterbury West station with the high speed train that can whisk you to St Pancras in less than an hour. We are also not far from the coast at Whitstable or the Thanet towns for a day on the beach. The historic city of Canterbury includes some impressive UNESCO heritage site buildings, a variety of high street stores and individual shops as well as a plethora of restaurants, pubs and two theatres. There are three universities in the city as well as excellent grammar schools and top class private schools while the Blean primary school and St Thomas's Catholic primary are both rated Outstanding by Ofsted.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











#### Travel Information

By Road	
Canterbury West Station	2.0 miles
Canterbury East Station	2.7 miles
Faversham	7.6 miles
Dover Docks	19.8 miles
Channel Tunnel	19.0 miles
Gatwick Airport	64.3 miles
Charing Cross	59.6 miles
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

#### Leisure Clubs & Facilities

Polo Farm Sports Club  
Canterbury Golf Club  
Whitstable Sailing Club  
Kingsmead Leisure Centre

#### Healthcare

Blean Surgery  
Canterbury Health Centre  
Northgate Medical Practice  
Canterbury Medical Practice  
Kent and Canterbury Hospital  
Chaucer Hospital

#### Education

##### Primary Schools:

Blean Primary  
St Thomas Catholic primary  
Kent College Junior  
St Edmunds Junior  
Kings Junior

01227 769159  
01227 453532  
01227 272942  
01227 769818

01227 764211  
03000 426600  
01227 208556  
01227 463128  
01227 766877  
01227 825100

01227 471254  
01227 462539  
01227 762436  
01227 475600  
01227 714942

#### Secondary Schools:

Simon Langton Girls Grammar 01227 463711  
Simon Langton Boys Grammar 01227 463567  
Barton Grammar 01227 464600  
King's School, Canterbury 01227 595501  
Kent College 01227 475000  
St Edmunds 01227 763231

#### Entertainment

Marlowe Theatre, Canterbury 01227 787787  
Gulbenkian Theatre and Cinema 01227 769075  
Pinocchio's 01227 457538  
Cafe des Amis 01227 464390  
Abode Hotel 01227 766266

#### Local Attractions/Landmarks

Howletts Animal Park  
Wingham Wildlife Park  
The Canterbury Tales  
The Beaney House  
Canterbury Cathedral  
Canterbury Heritage Museum

**Ground Floor**  
Approx. 167.2 sq. metres (1799.9 sq. feet)



Total area: approx. 167.2 sq. metres (1799.9 sq. feet)

## GROUND FLOOR

Entrance Hall	13'7 (4.14m) narrowing to 10'6 (3.20m) x 10'9 (3.28m)
Lounge/Diner	28'7 (8.72m) x 14'0 (4.27m) narrowing to 12'0 (3.66m)
Kitchen/Breakfast Room	15'0 x 11'2 (4.58m x 3.41m)
Main Bedroom	15'4 up to fitted wardrobes x 13'0 (4.68m x 3.97m)
En Suite Bathroom	10'9 x 5'9 (3.28m x 1.75m)
Bedroom 2	15'0 x 10'0 (4.58m x 3.05m)
Bedroom 3	13'0 x 10'1 (3.97m x 3.08m)
Family Bathroom	10'0 (3.05m) narrowing to 7'0 (2.14m) x 7'1 (2.16m)
Bedroom 4/Study	10'0 x 8'9 (3.05m x 2.67m)

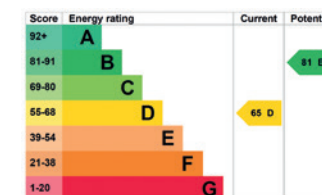
## OUTSIDE

Driveway	
Double Garage	17'2 x 15'3 (5.24m x 4.65m)
Rear Garden	
Workshop	19'2 x 7'0 (5.85m x 2.14m)

£ 800,000

Council Tax Band: G

Tenure: Freehold







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