



Price

£835,000  
Freehold

Littlebourne, Canterbury, Kent, CT3

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Bekesbourne Station 2.4 miles  
Canterbury East Station 4.5 miles  
Canterbury West Station 5.4 miles



Surrounded by countryside and located in a gated private cul-de-sac is this charming modern detached family home, finished and maintained to a high standard, with double garage and beautiful garden to enjoy the rural



Detached modern family home built in 2018

Peace and quiet in a gated private cul-de-sac

Beautiful rear garden with stunning rural views

Dual aspect main bedroom with ensuite

Driveway and double garage with electric charger

Walking distance to local shop, school and recreation ground





Surrounded by countryside, the elegant Mulberry Lodge is one of only nine bespoke houses in a prestigious gated development. It is approached via an automatic gated entrance in the private cul-de-sac that leads to the property and its detached double garage with power and electrics, off road parking, electric car chargers and front door.

The entrance hall has engineered oak flooring and glazed double doors to the stunning open plan kitchen/breakfast/family room. This has porcelain floor tiling, inset lighting, windows on all sides and a wall of bi-fold doors onto the wraparound garden. There are charming seating and dining areas while the bespoke kitchen includes oak painted units with quartz worktops housing various appliances as well as a central island and a circular wood breakfast bar. An adjacent fitted utility room includes room for stand-alone appliances and access to the garden. There is a cloakroom and the dual aspect lounge with a central fireplace and a log burner plus French doors to the terrace.

The galleried landing on the first floor

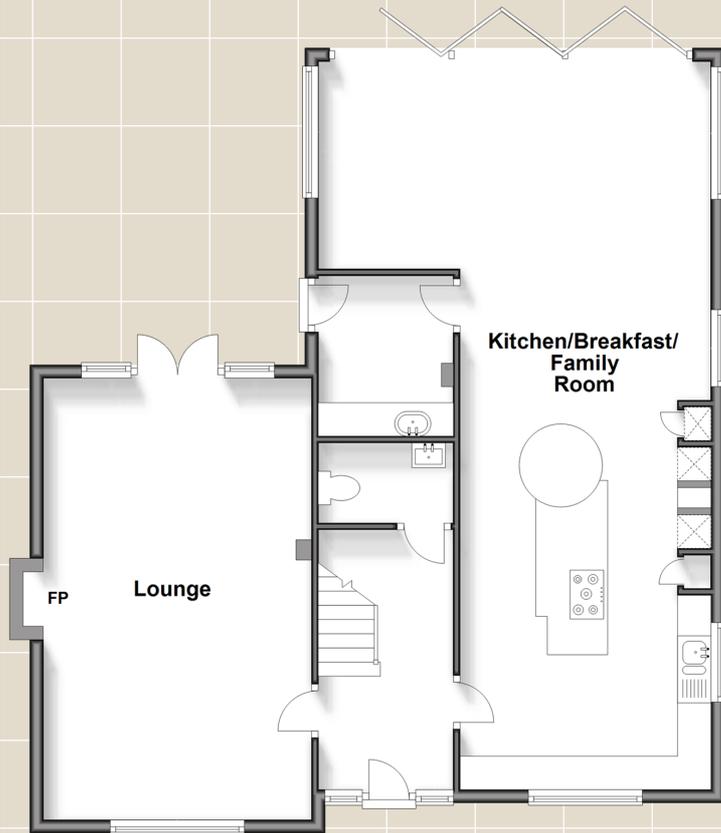
provides access to the partially boarded attic. It leads to the contemporary family bathroom and four double bedrooms including the main suite with attractive fitted cupboards and an en suite shower room and a guest room with an en suite shower and a clothes closet. The garden has a sheltered terrace, a pergola covered patio and a top corner patio with stunning rural views. There are also lawn areas, a greenhouse, raised vegetable beds and fruit trees.

## What the owner says...

"We love the quiet and attractive surroundings as well as the quality of the property build. However we now want to downsize. We are very close to the good local primary school and it is not far to the village shop, post office and recreation ground. The Canterbury golf club, the Polo Sports club and the Evenhill pub/restaurant are nearby while there are wonderful walks along the Stour and North Downs Way. Buses can take you to Canterbury with its universities, private and grammar schools, historic buildings, high street stores, individual shops, bars and eateries as well as two theatres and cinemas, within eight minutes. For commuters it is only a short distance to Bekesbourne station or you can drive to Canterbury West where the high speed train can whisk you to central London in under an hour."

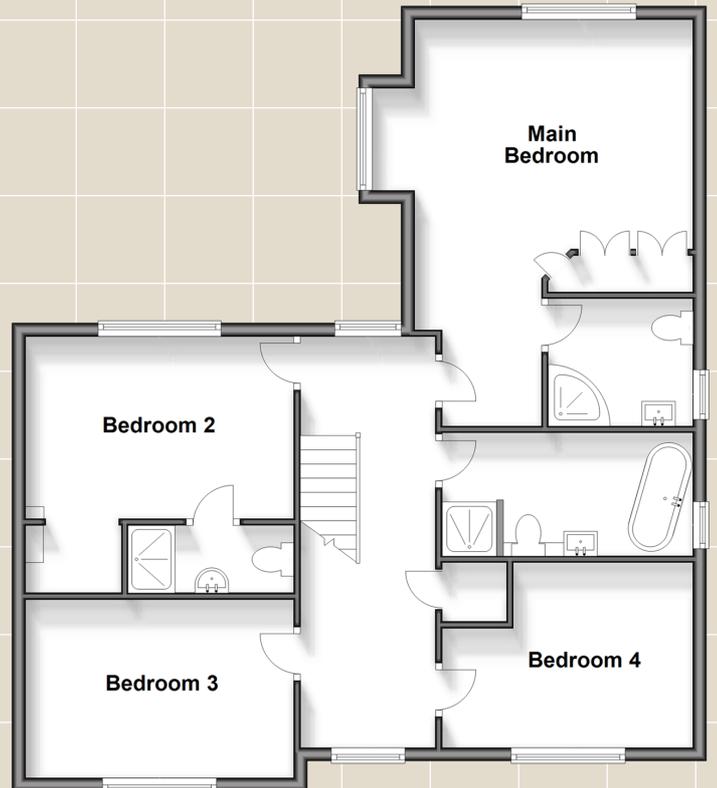
### Ground Floor

Approx. 90.3 sq. metres (971.8 sq. feet)



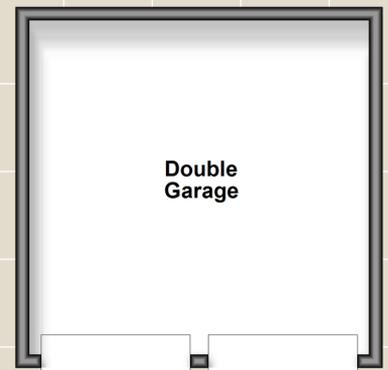
### First Floor

Approx. 83.5 sq. metres (899.3 sq. feet)



### Outbuilding

Approx. 25.3 sq. metres (272.5 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Canterbury on 01227 479317**

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