

The Old Vicarage Littlebourne



Strutt
& Parker

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4,300 sq ft (400 sq m) | Freehold
5 reception rooms | 6 bedrooms
Garage | Garden | About 0.59 of an acre

Guide price £1,950,000

A notable Grade II listed house with elegant styling and enchanting gardens, in a sought-after village setting close to Canterbury

Steeped in history and timeless elegance, The Old Vicarage is a distinguished period property occupying one of Littlebourne's most coveted positions. With origins dating back to 1625, refined additions from 1876 and extensive renovation over the last three years, this home seamlessly blends centuries of heritage with sophisticated living.

Inside, the entrance hall features a high ceiling and mosaic floor tiling and leads to the main ground floor reception rooms. These include the generous sitting room with its French doors to the gardens and brick-built fireplace, housing a Contura wood-burning stove. There is also a private study to the front - ideal for home working, a comfortable snug, a sunny conservatory and a home gym.

The well-appointed kitchen and breakfast room provides further relaxed living space. It features exposed wooden floorboards, a working fireplace, French doors to the gardens, bespoke Murdoch Troon cabinetry, a central island with a breakfast bar, a split Butler sink incorporating a hot water tap and a three-oven electric Aga.

The adjoining utility room features matching Murdoch Troon cabinetry to house laundry appliances, alongside a secondary electric range and ample extra storage.

A turned staircase leads to the first-floor landing, off which there are five double bedrooms. These include the well-proportioned principal bedroom with its bay window overlooking the rear gardens, built-in wardrobes and en suite bathroom with a freestanding bathtub and a separate shower. One further first-floor bedroom is en suite, while another has access to the large family bathroom. There is also an additional shared shower room.

Stairs continue to the second floor, where there is a sixth bedroom and an attic storage space.

The grounds include a gravel driveway with an electric car charging point, providing access to the detached garage and the carport.

The gardens to the rear are dominated by a beautiful copper beech and feature lawns, well-stocked border beds, a small wildlife pond and an array of established shrubs, hedgerows and trees bringing colour and life to the outside space.

Location

The popular village of Littlebourne lies in a peaceful yet well-connected setting just four miles east of Canterbury city centre. Village amenities include a local pub, a village shops and a primary school, while further facilities can be found in nearby Wingham, where there is a post office, greengrocers, village store, three pubs, a doctor's surgery, a dentist and a well-regarded primary school. The city of Canterbury, with its wide range of cultural, sporting and recreational amenities, also has array of well-regarded state and private sector schools, including the King's School, St Edmund's School, Kent College and the Simon Langton grammar schools.

Canterbury has two mainline stations offering a variety of commuter and stopping services to London. The high-speed service to St. Pancras takes just under an hour from Canterbury West. The A2/M2 can be joined just south of Canterbury at Bridge and links with the remaining southern motorway systems, Heathrow and Gatwick airports. The area has good access to Continental Europe via the Port of Dover and Eurotunnel at Folkestone.

Postcode region: CT3

General

Local Authority: Canterbury City Council
Services: All mains services; gas heating
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



The Old Vicarage, Nargate Street, Littlebourne

Main House internal area 4,300 sq ft (400 sq m)

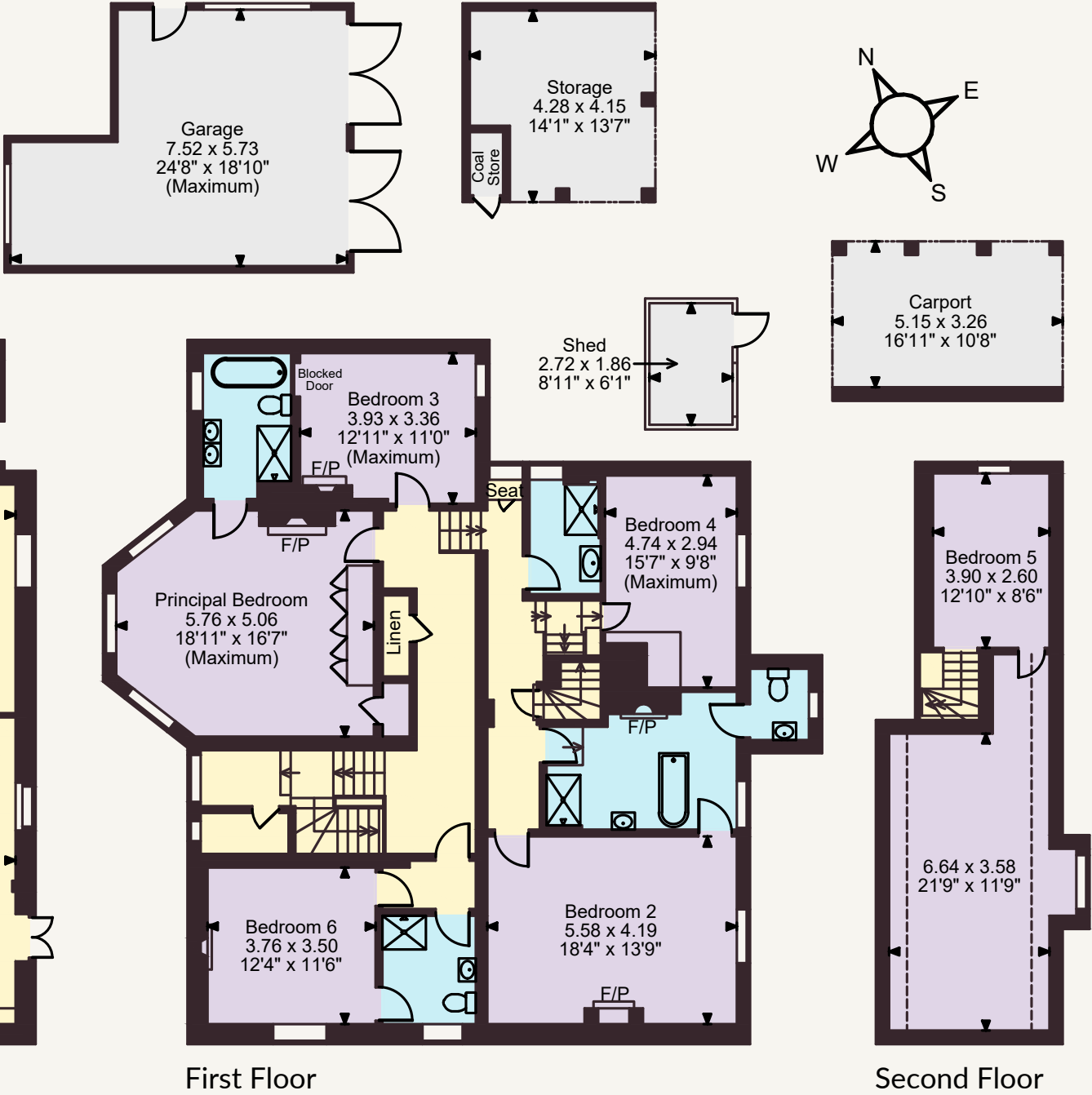
Garage internal area 388 sq ft (36 sq m)

Shed internal area 54 sq ft (5 sq m)

Carport & Storage external area = 356 sq ft (33 sq m)

Total internal area 4,742 sq ft (441 sq m)

Quoted Area Excludes 'External Coal Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Strutt & Parker Canterbury
2 St Margaret's Street, Canterbury, Kent CT1 2SL
01227 473700 | canterbury@struttandparker.com

@struttandparker struttandparker.com

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