





Freehold



## 19 Hazel Lane, Littlebourne, Canterbury CT3 1SP

- Significantly Enhanced Detached Residence
- Creatively Presented Throughout
- Artistic Decor & Fine Materials
- Danish Morso Wood Burning Stove
- Bespoke Kitchen With Quartzite Island
- Luxury Bathrooms & Ground Floor Cloakroom
- Fully Landscaped Rear Garden & Private Courtyard
- Double Garage With Substantial Driveway

### SITUATION:

Littlebourne is a pretty village approx. four miles from the historic cathedral city of Canterbury. It is surrounded by beautiful countryside with rural walks linking other neighbouring villages such as Wickenbreax and Ickham both of which have quintessential English pubs.

Littlebourne has a busy village shop/post office, a playing field, doctors' surgery, village church, a primary school and the popular Evenhill public house. One of the many benefits that the village also offers is a very regular bus service to Canterbury and Sandwich.

Littlebourne connects with a vibrant village network including Wingham, which has a good selection of shops, pubs and restaurants, as well as a primary school and a dentist.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.





#### DESCRIPTION:

An exceptionally beautiful, detached property built by Leath Park, in the exclusive Laurels development located in the village of Littlebourne.

The current owners have significantly enhanced the property using their own creative style and interior design, internally the finish is a combination of high specification fixtures and fittings, fine natural materials, and elegant décor, whilst outside the garden presents an enchanting botanical space which has been intelligently landscaped.

There is over 1600 sq.ft of artistically presented accommodation which includes open plan living areas, a bespoke kitchen, four generously proportioned bedrooms and two luxury bathrooms each with fine fixtures.

The façade is a mix of pale weatherboarding and exposed brick, whilst the front door sits

beneath a pitched canopy and opens into an elegant hallway with high quality wood effect flooring, to the right there is a recently updated cloakroom with quirky designer wallpaper, intricate corning, Gerberit WC and Laufen hand basin.

The sitting room has a bay window overlooking the front, a Danish Morso wood burning stove has been installed and is nestled within a handsome limestone mantle and sits upon a rich granite hearth.

Double doors open into a delightful kitchen dining room which has been strategically designed by the current owner who has an excellent eye for detail. A large quartzite topped island sits president in the kitchen area, whilst the main units have antique brass cup handles and solid oak worktops.

Many appliances are integrated and include a double oven, dishwasher, separate freezer and tall fridge. The dining room table with

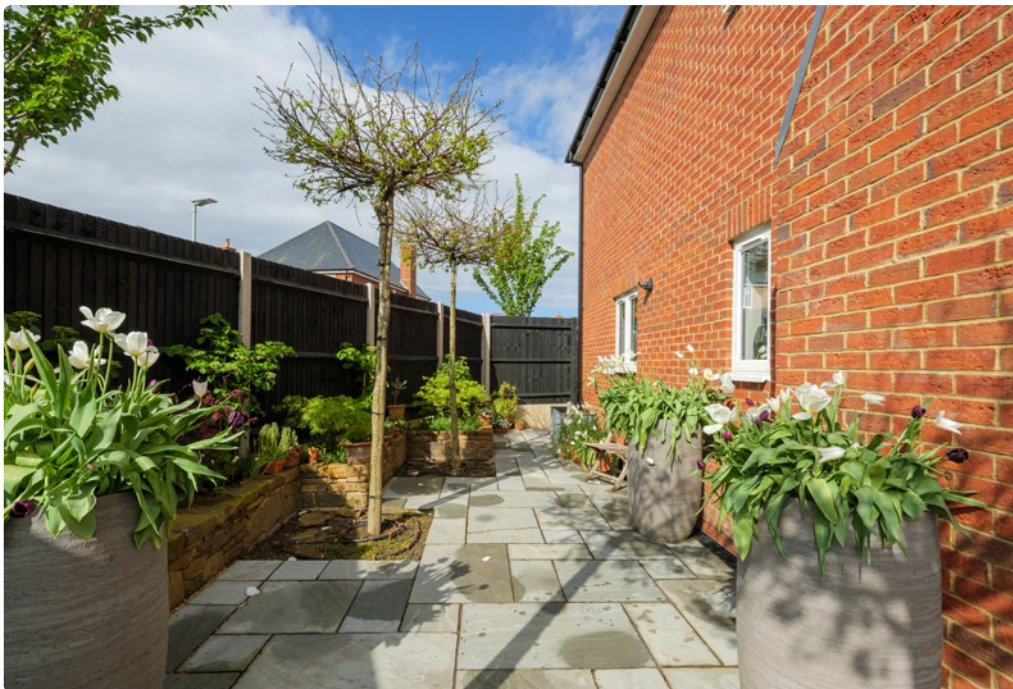
bespoke pendant lighting sits over looking the enchanting garden through the bi-fold doors.

Stairs lead to a galleried landing, fine quality wool carpets have been laid throughout and complement the neutral decor.

One will find four generously proportioned bedrooms and a beautifully appointed family bathroom by London Bathroom Design Studio, it has a luxury Oceanus freestanding stone bath, and has been finished in marble and Cole & Son designer wallpaper.

The principal bedroom has an ensuite shower room with sun tunnel allowing natural light to flood through, whilst the two smaller double rooms have been fitted with an array of floor to ceiling, well organised, open dressing closets.





#### OUTSIDE:

The garden has been transformed into an enchanting habitat, which has been carefully landscaped with an abundance of small established trees; upright birch, crab apple, Japanese maple and snow goose cherry are just some of the trees chosen specifically for this size of garden.

Areas for wildflowers and long grass attract wildlife whilst the sandstone patio offers runs from the rear of the house to the centre of the garden and leads round to the courtyard at the side of the property. Here one will find raised beds with established shrubs and young trees.

The front garden is equally as attractive and stands out amongst its neighbours, an irrigation system has been installed throughout the gardens, the envious corner position offers a great deal of sunshine all day whilst the trees offer delicate amount of shade.

The double garage sits attached to the right of the property and has several parking space directly to the front.



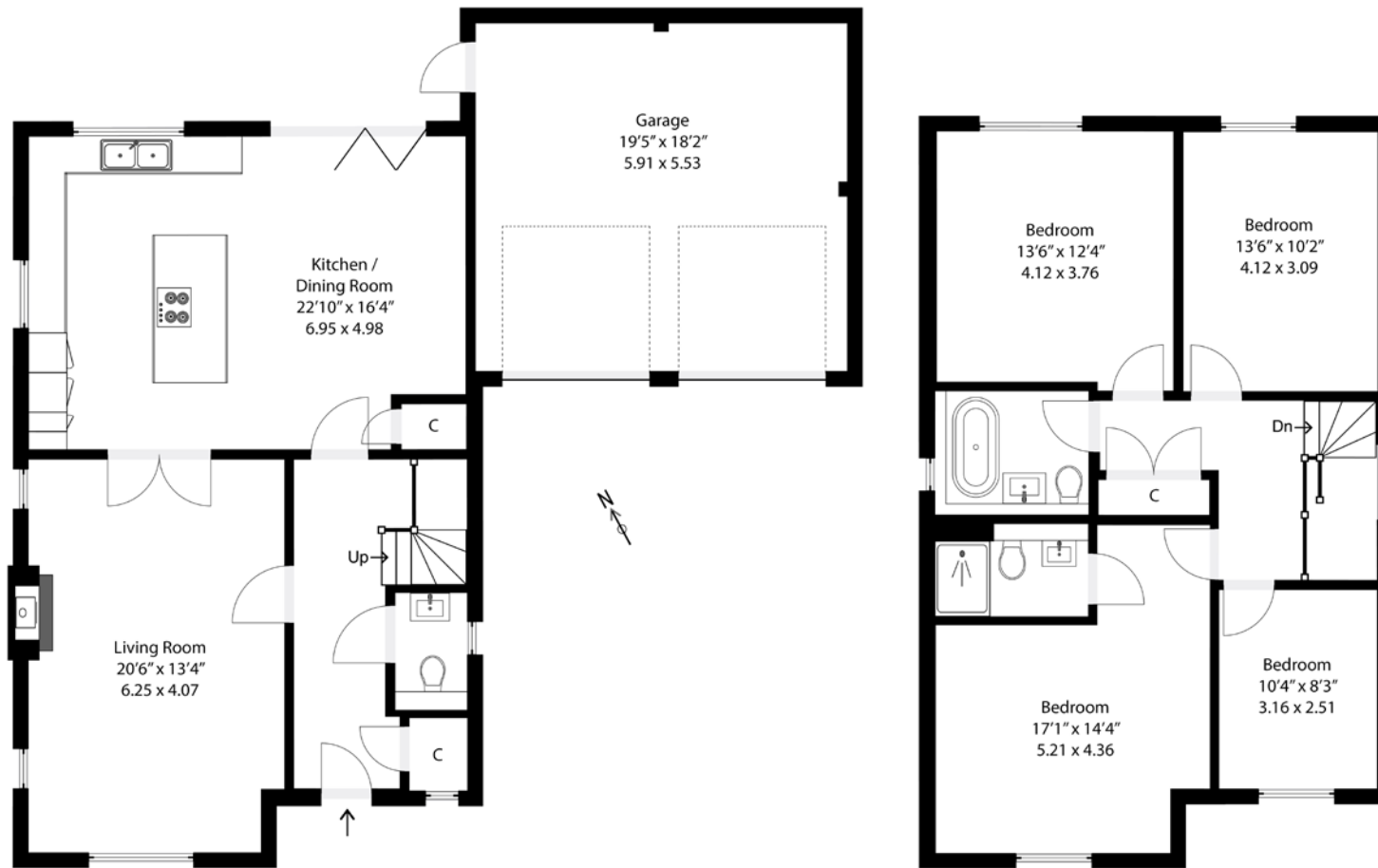












TOTAL FLOOR AREA: 2006 sq. ft (187 sq. m)  
 HOUSE: 1654 sq. ft (154 sq. m)  
 GARAGE: 352 sq. ft (33 sq. m)



EPC RATING  
 B



COUNCIL TAX BAND  
 F



GENERAL INFORMATION  
 All services are mains connected  
 There is a yearly service charge of £363

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