



FOUNDATION

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4, Nargate Street, Littlebourne, Canterbury, CT3 1UH

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

Freehold



4, Nargate Street, Littlebourne, Canterbury, CT3 1UH

- Enchanting Grade II Listed Detached Residence
- Meticulously Renovated & Reconfigured
- Flourishing In Character & Elegant Décor
- Open Plan Living Area With Bespoke Kitchen
- Four Bedrooms & Three Luxury Bathrooms
- Over 2600 Sq.Ft Including Outbuildings & Cellar
- Gated Driveway & Pretty Lawned Garden
- Village Location With Excellent Access To Canterbury

SITUATION:

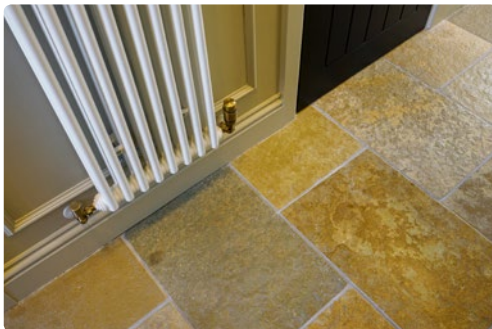
Littlebourne is a charming village located approximately four miles from the historic cathedral city of Canterbury. Surrounded by picturesque countryside, it offers a network of scenic rural walks connecting nearby villages such as Wickenbreaux and Ickham—both home to quintessential English pubs.

The village itself boasts a thriving community with a range of amenities, including a busy shop and post office, a playing field, a doctors' surgery, a village church, a well-regarded primary school, and the popular Evenhill public house. One of Littlebourne's many advantages is its frequent and reliable bus service to both Canterbury and Sandwich.

Littlebourne is also well-connected to neighbouring villages, including Wingham, which offers an excellent selection of shops, pubs, restaurants, a primary school, and a dental practice, further enhancing the area's appeal.

Just a short drive away, Canterbury is a vibrant and cosmopolitan city steeped in history. Its lively centre features a blend of well-known High Street brands and a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a wide range of sporting, leisure, and cultural attractions, including the renowned and recently refurbished Marlowe Theatre.

Canterbury provides excellent educational opportunities, with a strong selection of Grammar schools, respected independent schools, and three universities. The city is well-connected, offering regular rail services to London Victoria, Charing Cross, and Cannon Street. The high-speed train from Canterbury West station reaches London St Pancras in under an hour, making it an ideal location for commuters.



DESCRIPTION:

An enchanting and meticulously renovated four bedroomed Grade II listed detached residence, nestled in the highly sought-after village of Littlebourne. Boasting ample off-road parking and a beautifully landscaped garden, this remarkable home offers a rare blend of period character and modern luxury.

Dating back to the early 1800s, this former village shop has recently undergone an extensive renovation programme that has elevated its historical charm. The transformation combines fine craftsmanship and elegant heritage décor with thoughtful contemporary enhancements, creating a home of exceptional quality and distinction.

Internally, the property is rich in character, showcasing a host of original features including vaulted ceilings, rustic exposed beams, and charming brickwork. Externally, the attention to detail continues with a relaid Kent peg tiled roof, restored sash windows, and a fresh pale render – all contributing to a

flawless finish. The renovation is a testament to the owner's impeccable eye for design and preservation.

The rear entrance to the house, positioned conveniently next to the parking area, offers the most practical access. A solid wooden door, painted in a rich bottle green, opens into a striking vaulted entrance hall adorned with exposed beams and decorative panelling. At the far end of the corridor, a latch-key door leads to a spacious cellar that extends beneath much of the ground floor, while to the left, there is a well-appointed utility room and a cloakroom with WC.

The main living area is thoughtfully designed with an open-plan layout that subtly defines distinct zones for dining, cooking, and relaxing. Natural light pours in through the restored windows, creating a bright and welcoming atmosphere. A wood-burning stove, set within exposed brickwork, adds warmth and character, whilst the sitting area is enhanced by intricate wall panelling, lending a touch of refined elegance.

The kitchen is a standout feature, fitted with a central island and bespoke cabinetry that seamlessly integrates all main appliances. Finished with elegant quartz worktops, it strikes a perfect balance between style and functionality.

To the first floor there are three double bedrooms each with their own luxury ensuite bathrooms, all with decorative tiles, an elegant suite and high quality fixtures. To the second floor there is an additional bedroom which is over 24ft long, with windows to both the front and the rear.

OUTSIDE:

The property occupies a generous plot with a gated driveway leading to ample off-road parking with a single garage.

To the right of the driveway there is a studio ideal for a home business or gym, beyond the driveway there is a pretty enclosed garden which is mainly laid to lawn with several fruit trees and established shrubs.











TOTAL FLOOR AREA: 2627 sq. ft (244 sq. m)
HOUSE: 2380 sq. ft (221 sq. m)
OUTBUILDINGS: 247 sq. ft (23 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
Grade II Listed
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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