



FOUNDATION

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17, Bluebell Avenue, Littlebourne, Canterbury, CT3 1QH

5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

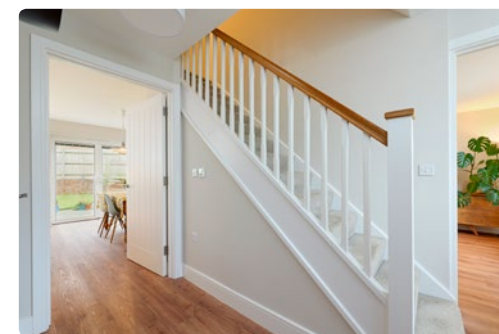


Freehold



## 17, Bluebell Avenue, Littlebourne, Canterbury, CT3 1QH

- Substantial Detached Modern Residence
- Artistically Presented & Elegant Décor
- Almost 1800 Sq.Ft Over Three Floors
- High Specification Finish Throughout
- Five Double Bedrooms & Three Luxury Bathrooms
- Open Plan Living Area With Roma Kitchen
- Landscaped South Facing Rear Garden
- Double Garage & Driveway



### SITUATION:

Bluebell Avenue is situated less than four miles from the historic cathedral city of Canterbury, surrounded by picturesque Kentish countryside and connected by a network of scenic footpaths and bridleways. These rural trails link to nearby villages such as Wickhambreaux and Ickham, both rich in character and home to highly regarded country pubs. Littlebourne offers a range of everyday amenities, including a shop with post office, Ivy Barn coffee and farm shop, a doctor's surgery, an outstanding primary school, a village church, and a popular pub.

Wickhambreaux is a quintessential English village centred around a pretty green and flanked by period cottages, a historic mill, and the beautiful Church of St Andrew. The Rose Inn, a charming Grade II-listed pub, is a local favourite known for its excellent food and welcoming atmosphere. Wickhambreaux also has a well-regarded primary school and an active village community.

Ickham, just a short stroll across the fields, is equally charming, with a mix of traditional architecture, peaceful lanes, and the popular Duke William pub, offering high-quality dining in a relaxed setting.

Nearby Wingham adds further convenience with a broader range of services including shops, cafes, restaurants, pubs, a dental practice, and another respected primary school.

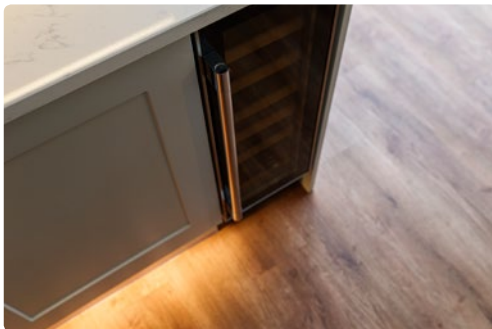
Just a short drive away, Canterbury offers the best of both worlds: a vibrant and cosmopolitan city steeped in heritage, yet alive with modern culture and amenities. Its historic streets are lined with a blend of well-known High Street brands and a diverse mix of independent shops, cafes, and international restaurants. Cultural attractions abound, including the stunning Canterbury Cathedral, several museums, and the recently refurbished Marlowe Theatre.



A striking, beautifully presented detached five-bedroom residence, situated within the sought-after village of Littlebourne, just a short distance from the cathedral city of Canterbury. The property occupies an exceptionally desirable plot, boasting a generous south-facing rear garden with uninterrupted views to the front across an open green.

Offering almost 1,800 sq. ft. of accommodation arranged across three floors, the home features an impressive open-plan living space that predominantly occupies the ground floor. The Laurels is an exclusive development built in 2022 by Jenner Homes, with a strong emphasis on energy efficiency, including zoned underfloor heating, high levels of insulation, and double glazing throughout.

The symmetrical, double-fronted façade combines white weatherboarding with modern sash windows beneath a red tiled roof, enhanced by attractive projecting twin dormers.



The entrance hall features wood-effect Tarkett flooring, which flows seamlessly throughout the ground floor. To the right is a dual-aspect sitting room centred around a chimney breast, suitable for a wood-burning stove. Bi-fold doors open onto the rear garden, whilst the dining area benefits from additional French doors, creating a wonderful sense of light and connection to the outdoors.

The kitchen has been expertly designed by Roma and finished with elegant quartz worktops. Integrated appliances include a double Neff oven with microwave function, fridge freezer, and dishwasher. The sink is fitted with a Quooker boiling-water tap, while the island incorporates a Neff induction hob with a downdraft extractor. A well-appointed utility room adjoins the kitchen, providing ample space for laundry appliances. The ground floor is further enhanced by a versatile study/playroom, currently utilised as a boot room by the owners.

On the first floor, a spacious galleried landing leads to three bedrooms and a stylish family bathroom. Two of the principal bedrooms benefit from en-suite shower rooms and fitted Hammonds wardrobes with detailed panelling. All bathrooms are finished with Roca sanitary ware and Bristan fixtures. The second floor comprises two further double bedrooms and an additional shower room, making it an ideal space for guests or teenagers seeking independence.

## OUTSIDE

The south-facing rear garden is predominantly laid to lawn, interspersed with young trees and fully enclosed by fencing. An extended Indian sandstone patio provides excellent space for al fresco dining, with shade offered by a Weinor awnings. To the front, the property features an attractive dry garden with established shrubs and overlooks an abundance of greenspace offering a peaceful spot. The driveway provides parking for multiple vehicles and leads to a detached double garage.









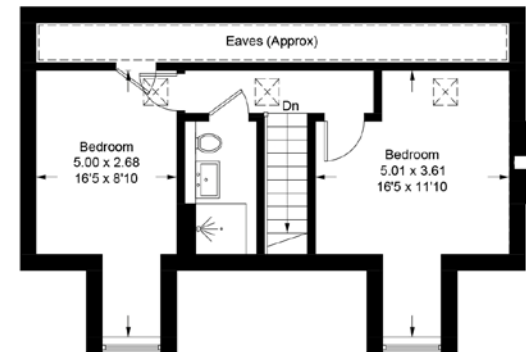
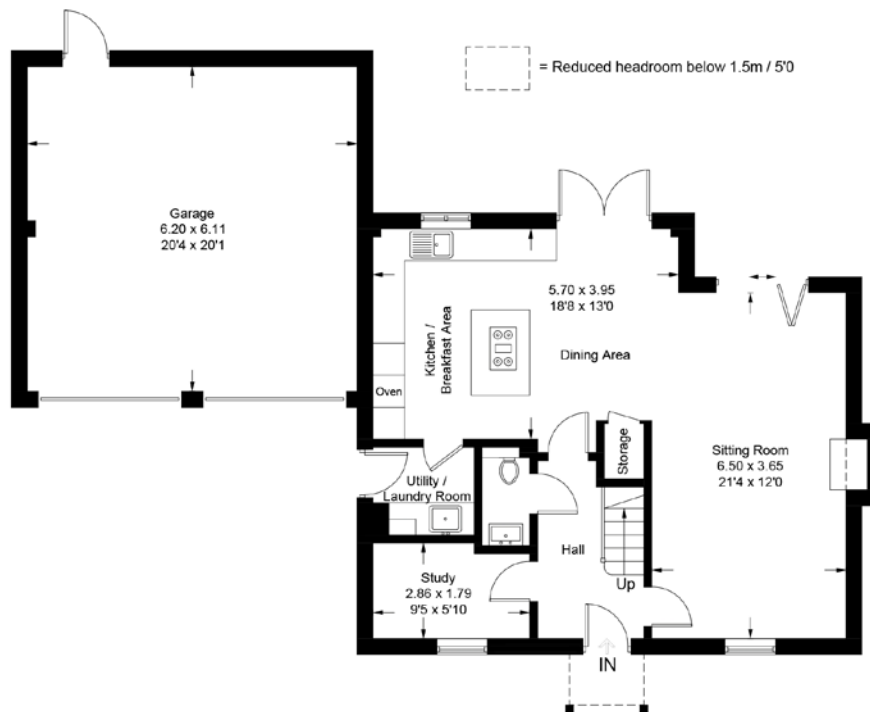




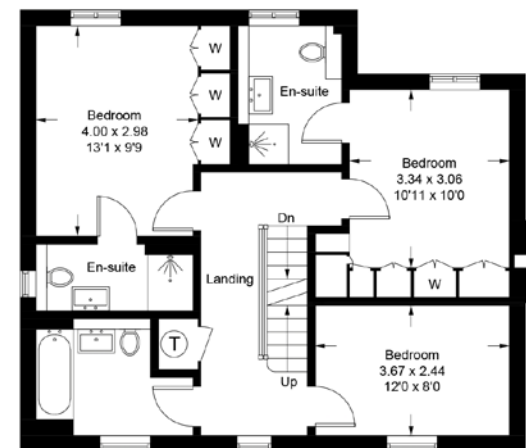








**Second Floor - 34.1 sq m / 367 sq ft  
(Excluding Eaves)**



TOTAL FLOOR AREA: 2180 sq. ft (202 sq. m)  
HOUSE: 1772 sq. ft (164 sq. m)  
GARAGE: 408 sq. ft (38 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
all services are mains connected  
Annual management fee £369

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

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