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56 High Street, Littlebourne, Canterbury, Kent, CT3 1ST

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**56 High Street, Littlebourne,
Canterbury, Kent, CT3 1ST**

£450,000 Freehold

A bright & spacious four bedroom detached family home situated in the centre of Littlebourne within easy walking distance of everything this popular village has to offer. The house has potential to extend to the rear subject to planning and could benefit from some general modernisation and improvement.

- A bright & spacious four bedroom detached family home
- Mature gardens
- Garage & off road parking
- Situated in the centre of this sought-after village

The front door opens to the entrance hall leads to the kitchen which is at the front of the house, there are a good range of wall and base units, wooden worktops and spaces for appliances.

The sitting room is to the rear and has a large picture window overlooking the back garden. The dining room is also to the rear and has French doors leading out to the conservatory which has a lovely outlook over the garden.

A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the landing leads to the four good size bedrooms and the family bathroom.

Outside, the house is set back from the road behind its driveway providing off road parking for several cars and there is an integrated garage.

Most of the garden lies to the rear and measures approximately 78' x 36' and is mainly laid to lawn with a variety of established trees and shrubs and a paved seating area.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



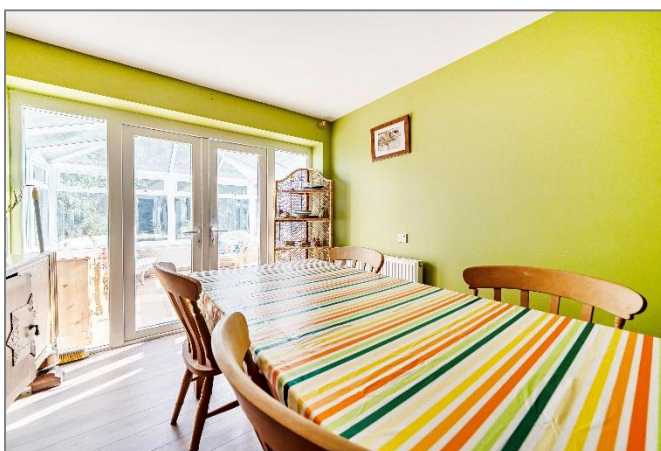
Littlebourne is in a most convenient location, approximately 4 miles east of Canterbury. The village has a well stocked Post Office / village shop, public house and a doctor's surgery, all within easy walking distance from the house. There is a wonderful selection of farm shops, tea rooms, pubs and restaurants in the locality – many of which have national acclaim, making this part of Kent a very popular 'foodie' destination. Canterbury has an excellent selection of shopping and leisure facilities. There is a wide choice of schooling for all ages and abilities in the area, with Littlebourne primary school receiving a 'Good' rating by OFSTED in 2024. Schools include the Simon Langton Grammar Schools for Girls and Boys, the King's School, Kent College and St Edmund's in Canterbury and Junior King's at Sturry.

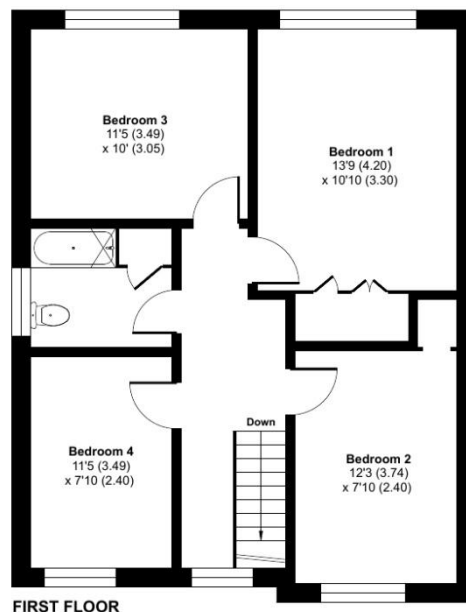
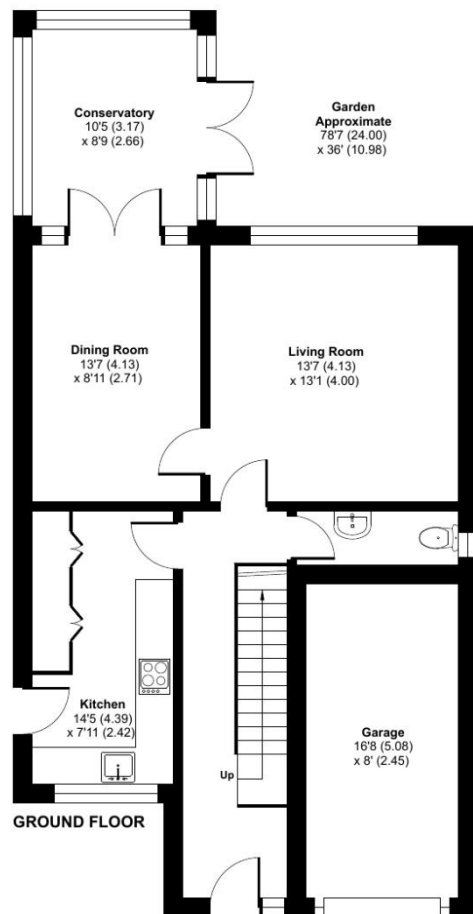
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 13/7/26





Approximate Area = 1314 sq ft / 122 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1447 sq ft / 134.3 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finns. REF: 1471149

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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