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1 THE GREEN, LITTLEBOURNE, CANTERBURY, KENT CT3 1UU

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# 1 THE GREEN

Littlebourne, Canterbury, Kent CT3 1UU

## Guide Price £1,150,000 Freehold

An outstanding renovation of a Grade II Listed house on the edge of the Village Green in a popular and well served village close to Canterbury.

1 The Green is set in about 0.21 of an acre of beautiful enclosed gardens and is 'turn-key ready' for a discerning buyer.

- 3 Reception Rooms
- Exceptional Bespoke Kitchen
- Utility Room & Cloakroom
- 4 Bedrooms - 1 Ensuite & Family Bathroom
- 2nd Floor - Further Guest Bedroom & Bathroom
- Cellar
- Excellent attached Outbuildings
- Off Road Parking with EV Charging Point

### Description

1 The Green is a Grade II Listed village house, believed to date from the 18th Century and set in the heart of the Littlebourne Conservation Area. The current owners have carried out an exquisite programme of renovation including a new kitchen with Miele integrated appliances, a Quooker tap and marble work surfaces, bespoke joinery in the study / gym, new log burners, an upgraded boiler and high quality decoration throughout.

The plot extends to 0.21 of an acre (0.08 hectare). To the front of the house is an in & out drive with off road parking and a lawn. Accessed from Bekesbourne Lane via a sliding electric gate is a walled courtyard with further parking and an EV charging point. The principal garden faces south east and has a magnificent Magnolia tree, an ancient Wisteria and is very private and enclosed. As the name suggests, the house is on Littlebourne village green, a beautiful open space with mature trees leading down to the Little Stour river.



## Surrounding Area and Local Amenities

Littlebourne is in a most convenient location, approximately 4 miles east of Canterbury. The village has a well stocked Post Office / village shop, a public house and a doctor's surgery. 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.

## Services

Mains water, electricity, gas and drainage.

## Assessments

Canterbury City Council - Council Tax Band 'G'.

## Energy Performance Certificate

Rating: 'D'.

## Planning

The current owners have been granted planning permission for various extension works and the conversion of the attached barn to a gym and games room. Further details with plans and CGIs are available on request or can be found on [www.canterbury.gov.uk](http://www.canterbury.gov.uk)

## Date

These particulars were prepared on 3rd March 2026. Photographs taken in February 2026.

## Viewing

Strictly by appointment with Finn's Canterbury. Telephone 01227 454111 or Email: [canterbury@finns.co.uk](mailto:canterbury@finns.co.uk)





# The Green, Littlebourne

Approximate Gross Internal Area = 252.73 sq m / 2720.36 sq ft

Cellar = 20.15 sq m / 216.89 sq ft

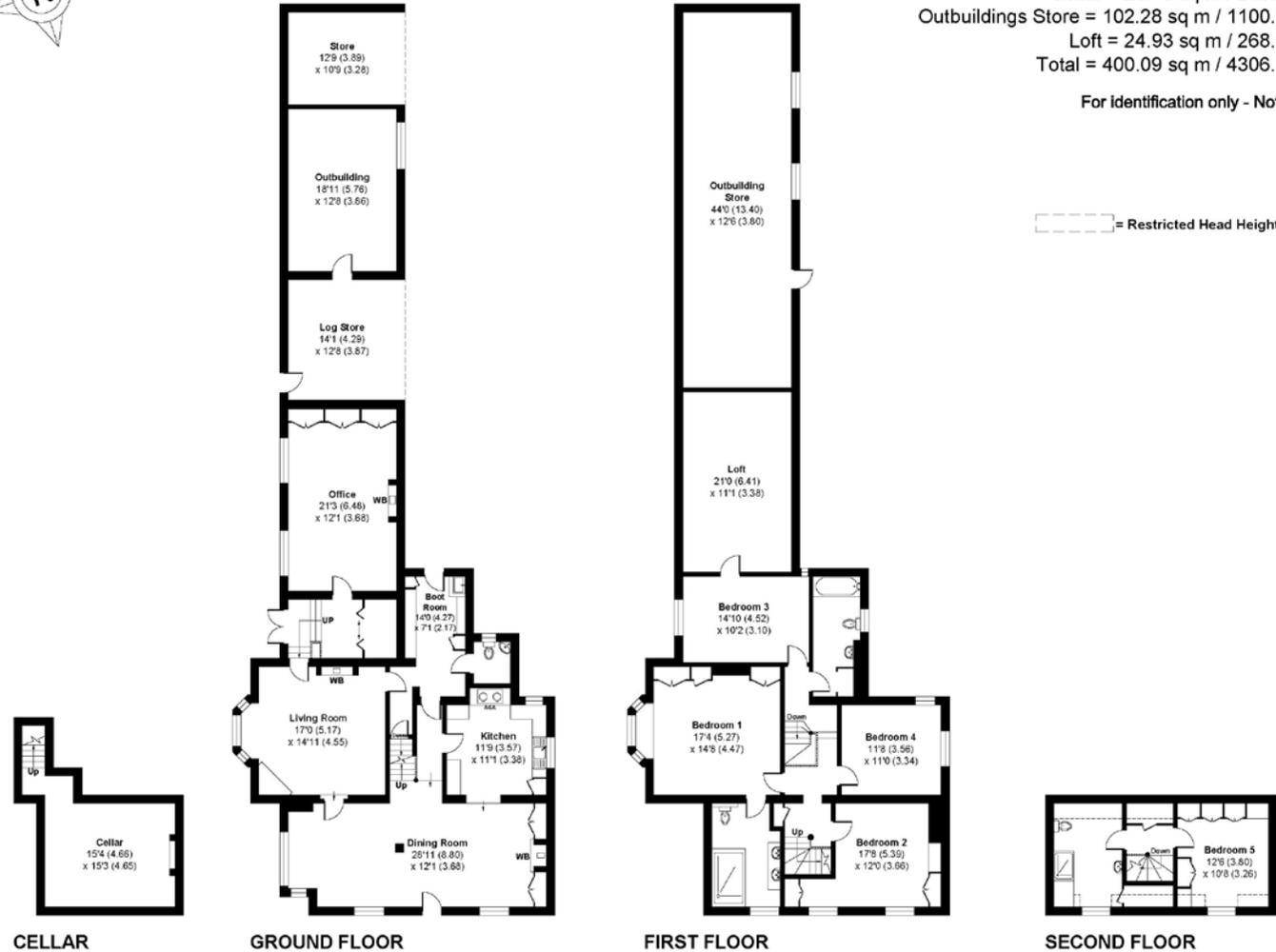
Outbuildings Store = 102.28 sq m / 1100.93 sq ft

Loft = 24.93 sq m / 268.35 sq ft

Total = 400.09 sq m / 4306.53 sq ft

For identification only - Not to scale

| Energy Efficiency Rating                           |          | Current                    | Potential |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                            |           |
| (92+)  | <b>A</b> | 65                         | 73        |
| (81-91)  | <b>B</b> |                            |           |
| (69-80)  | <b>C</b> |                            |           |
| (55-68)  | <b>D</b> |                            |           |
| (39-54)  | <b>E</b> |                            |           |
| (21-38)  | <b>F</b> |                            |           |
| (1-20)   | <b>G</b> |                            |           |
| <i>Not energy efficient - higher running costs</i> |          |                            |           |
| England & Wales                                    |          | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                                      |          |                            |           |



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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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