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2 Howletts Oast, Littlebourne Road, Bokesbourne, Canterbury, Kent, CT4 5EH

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**2 Howletts Oast, Littlebourne Road,
Bekesbourne, Canterbury, CT4 5EH**

Offers over £625,000 Freehold

This exceptional former oast house combines character, space, and an enviable setting with breathtaking, uninterrupted views across idyllic, unspoilt countryside. Immaculately maintained and thoughtfully arranged, the property offers a versatile layout that is both welcoming and surprisingly spacious.

At the heart of the home is a large kitchen and dining area — a warm and inviting space featuring a wood-burning stove, high-quality fitted units with quartz worktops, integrated appliances and a larder cupboard. From here, you can enjoy panoramic views across the beautifully tended garden and beyond to rolling countryside, perfectly framed by large windows.

French doors lead from the kitchen to an impressive conservatory designed to capture those beautiful rural views.

The generously proportioned sitting room also features a wood-burning stove, creating a cosy atmosphere ideal for winter nights. An entrance hall completes the ground floor.

Upstairs, the landing leads to three spacious double bedrooms, all of which enjoy open views over the surrounding landscape. The principal bedroom benefits from a sizeable en-suite shower room.



Outside, the property is approached via a private driveway providing ample off-road parking. The rear garden is a true highlight — beautifully landscaped with mature trees and shrubs, and thoughtfully designed to make the most of the outstanding scenery. A decked seating area provides the perfect vantage point for enjoying the peaceful, panoramic countryside views. The garden also includes a shed and is enclosed by fencing and hedging, ensuring privacy without compromising the outlook.

Located in the picturesque village of Bekesbourne, the property benefits from a mainline railway station with direct services to Canterbury and London. The area is ideal for walking and cycling, with miles of scenic routes to explore. Nearby villages such as Bridge and Littlebourne offer excellent local amenities, while the historic city of Canterbury is just a short drive away, offering a wide range of shops, restaurants, leisure facilities, and highly regarded schools. High-Speed rail services from Canterbury West station provide a direct link to London St. Pancras in under an hour.

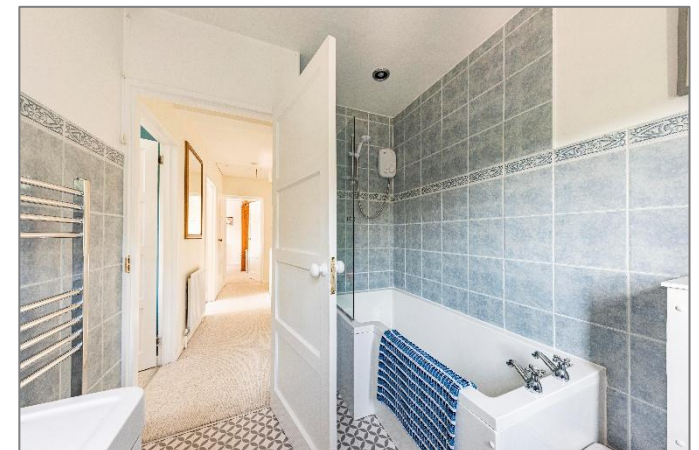
This is a rare opportunity to acquire a beautifully presented home in a truly spectacular setting.

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

Services: Mains gas, electricity, water. Private Drainage.

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

Date: These particulars were prepared on 28/5/25 and amended on 12/2/26



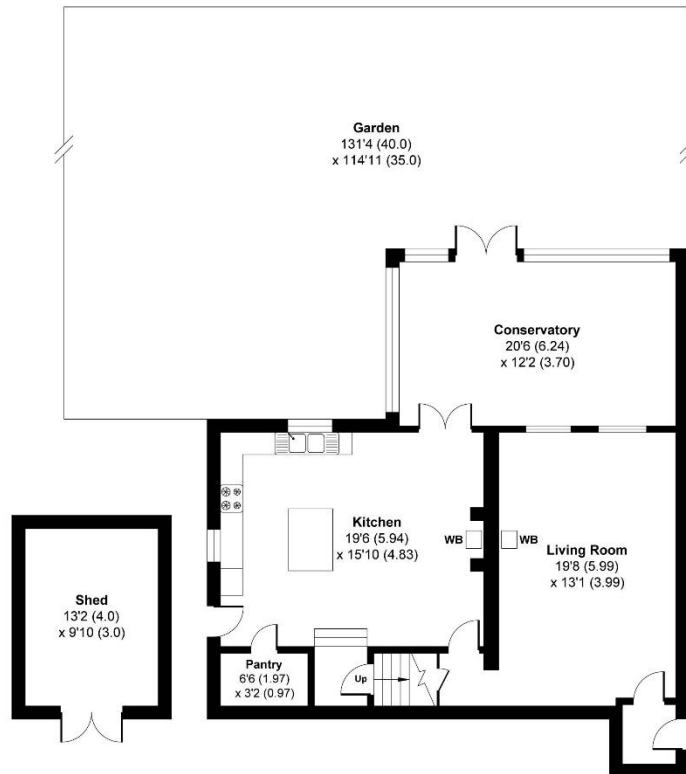
Howletts Oast, Bekesbourne

Approximate Gross Internal Area = 152.33 sq m / 1639.66 sq ft

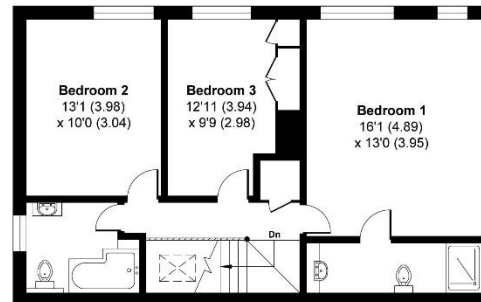
Shed = 12.0 sq m / 129.17 sq ft

Total = 164.33 sq m / 1768.83 sq ft

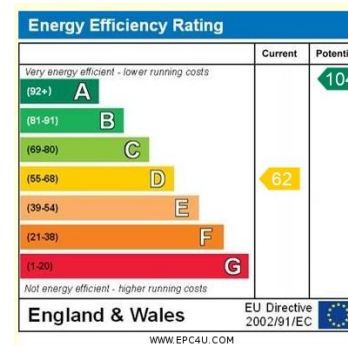
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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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