



Charles Bainbridge



Pilgrims Cottage, 46 High Street,  
Littlebourne, Canterbury, Kent, CT3 1ST

£195,000





A most attractive end-terrace period house now requiring some general remedial works and updating, providing atmospheric, attractive accommodation in a central village location. On the ground floor is an attractive sitting room with an exposed brick fireplace and bow window to the front. To the rear is a large open-plan kitchen/dining room comprehensively fitted with a range of wall, drawer, and floor units and solid timber work surfaces. There is a built-in larder and a bathroom to the rear. There is also an integral fridge/freezer. On the first floor are two bedrooms, one with an attractive vaulted mezzanine level and the other with an ensuite w.c. The property benefits from gas fired central heating.

Externally there is a rear courtyard garden measuring approx. 13ft 7 (4.14m) x 12ft 8 (3.86m) having a shingled surface with a central brick paved seating area and border to the rear. There is a brick-built store and to the side is a pedestrian right of way from the garden to the road.

The property is set in the centre of the village of Littlebourne. The local amenities include a village shop with a post office, a popular primary school, a pub, and doctors' surgery. The Cathedral City of Canterbury is easily accessible and offers an impressive range of shopping and leisure facilities, schools, colleges, and universities plus the High-Speed rail link from Canterbury West station with services to London St. Pancras in approx. 55mins. The surrounding countryside provides lovely walking and cycling whilst the neighbouring village of Bridge provides further local facilities.

Services: All mains services are understood to be connected to the property.

Tenure: Freehold, with elements of flying freehold.

Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

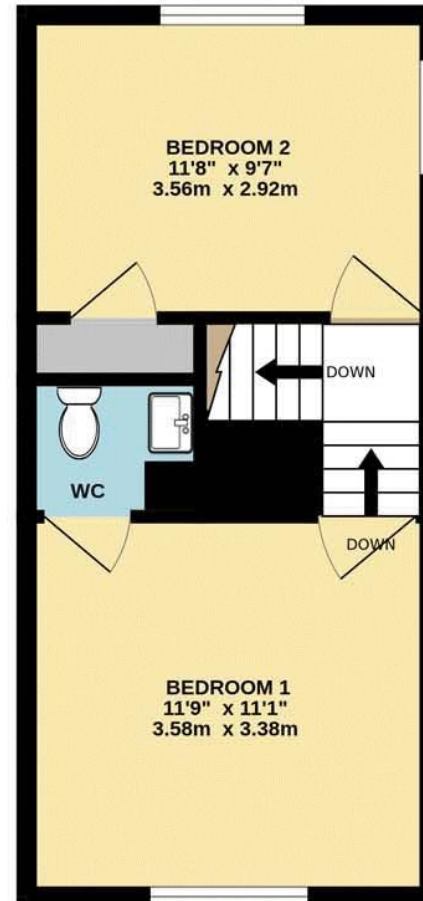
GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

1ST FLOOR  
285 sq.ft. (26.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	80	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)  
[charlesbainbridge.com](http://charlesbainbridge.com)