



since 1893



The School House, 6 Church Lane, Westbere, Canterbury, Kent, CT2 0HA

finns.co.uk

**The School House, 6 Church Lane,
Westbere, Canterbury, Kent, CT2 0HA**

£975,000 Freehold

A beautifully presented former school which has been thoughtfully converted and extended to create a wonderful family home in this much sought after village, offered for sale with no forward chain.

- Four/Five Bedroom Detached Family Home
- No Chain
- Beautifully Presented Throughout
- Home Office
- Stunning Gardens
- Set Back From The Road Behind Electric Gates
- Wonderful Master Bedroom Suite
- Planning Permission Granted For Further Extension

The front door opens to the entrance hall with stairs rising to the first floor and doors leading to the ground floor bedrooms. These are in the original school and feature large picture windows and original features such as the original school tiled floor. One of the bedrooms is currently used as a dressing room. From the hall there is a modern downstairs shower room with a walk in shower, w.c and a wash hand basin.

The thoughtfully designed home office leads through to the impressive kitchen/dining room which has a high vaulted ceiling with Velux windows which flood the room with natural light. The kitchen is fitted with a good range of modern gloss units under solid wood worktops. There is a central island with a breakfast bar area and a full range of integrated appliances. The dining room has French doors which lead out to a covered veranda, a fantastic space for summer BBQs. Steps from the dining area lead down to the fantastic sitting room with a high vaulted ceiling and has bi-folding doors overlooking the gardens.

Upstairs comprises the impressive master bedroom suite with its large bedroom and luxurious en-suite bathroom with free standing bath, walk in shower, vanity units and an



impressive high vaulted ceiling with Velux windows. It is thought this space could be reconfigured to create an additional upstairs bedroom if required.

Outside, the house is set back from the lane and is approached by a gravel drive through electric gates. There is a large mature front garden with a variety of established trees and shrubs and plenty of off road parking.

There is a fantastic Mediterranean style patio accessed from the kitchen, this is a great, secluded space for summer al fresco dining.

Most of the garden lies to the rear and is fence enclosed with a variety of mature trees. There is a lovely outlook over woodland beyond the garden.

Westbere is a small, peaceful village located just northeast of Canterbury. Set along the River Stour, it offers a rural, tranquil atmosphere with traditional Kentish cottages and scenic views. The village has historical roots dating back to Saxon times, and the nearby Westbere Lakes, now a nature reserve, provide a lovely spot for walking and birdwatching. With its charming 12th-century church and popular village pub serving gastro style cuisine, the village has a wonderful community.

There is excellent access to Canterbury with the Cathedral city being just over three miles away. Canterbury is a historic city, renowned for its rich cultural heritage and stunning architecture. The city is most famous for Canterbury Cathedral, a UNESCO World Heritage Site and a key pilgrimage destination, which forms the heart of the city. Canterbury's charming streets are lined with medieval buildings, quaint shops and cosy cafes, creating a vibrant yet peaceful atmosphere. Educationally, Canterbury is very well provided for with an excellent choice of schools for all ages and abilities in the state and private sectors and there are two universities.

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

Services: Mains gas, electricity, water and drainage.

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

Date: These particulars were prepared on 9/2/26



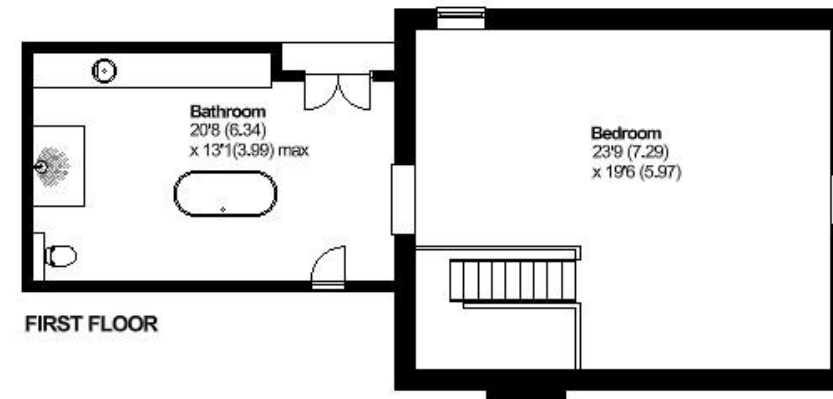
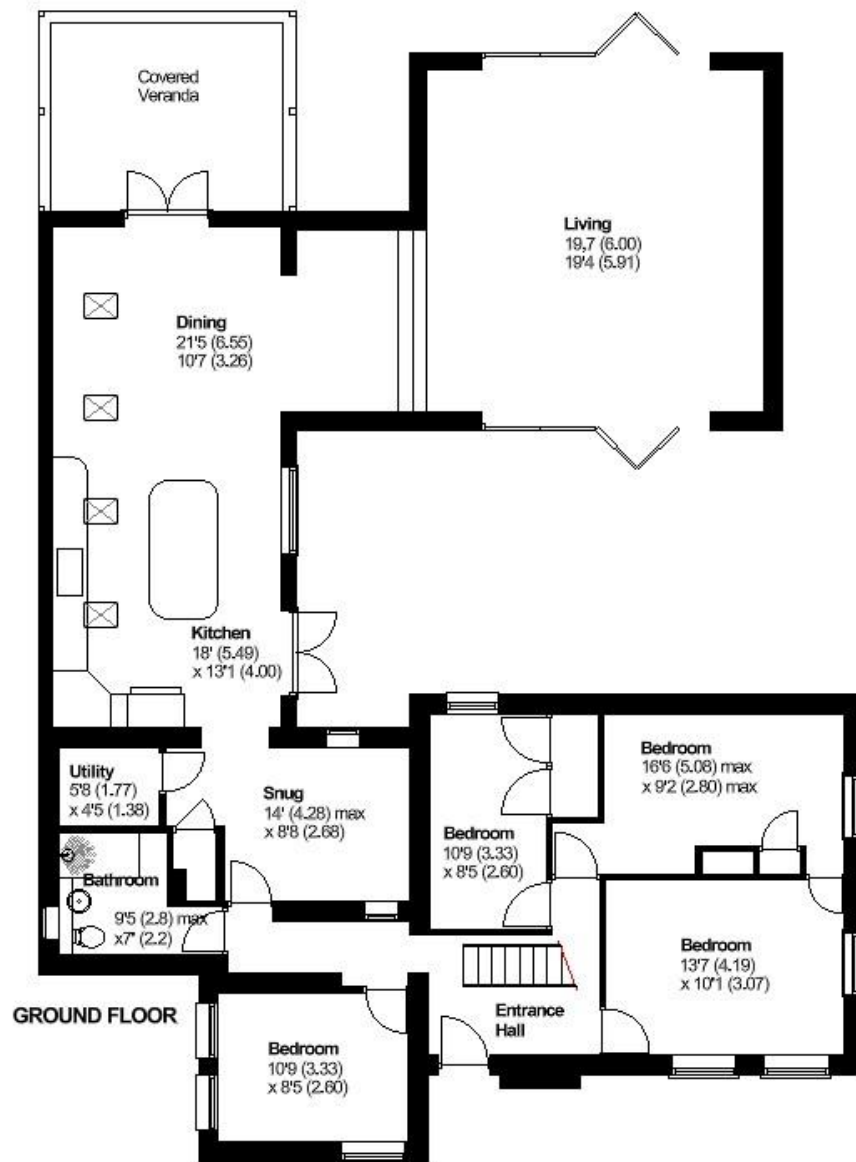








Approximate Internal Floor Area 2,368 ft sq / 220 sq m
 Approximate Area Front Garden 4,704 ft sq / 437 sq m
 Approximate Area Rear Garden 3,929 ft sq / 365 sq m



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

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

