



since 1865

Riding Light, London Road, Upper Harbledown, Canterbury, Kent, CT2 9AN

finns.co.uk

**Riding Light, London Road,
Upper Harbledown, Canterbury, Kent,
CT2 9AN**

£750,000 Freehold

A spacious and adaptable detached bungalow, ideally located in the sought-after village of Upper Harbledown, just 2.5 miles from Canterbury city centre with convenient access to the A2/M2.

Enjoying a peaceful setting surrounded by beautiful countryside and picturesque views, the property combines rural charm with proximity to the city's wide range of amenities. Highly regarded schools such as the OFSTED-rated 'Outstanding' Blean Primary School, Kent College, St Edmund's, and the University of Kent are all within a 5-minute drive.

Upon entering, you are welcomed by a bright, spacious entrance hall complete with three useful storage cupboards. The kitchen/breakfast room is well equipped with a good range of fitted units and appliances, including a Rangemaster six-burner gas hob, integrated washing machine, dishwasher, and fridge freezer, along with a water softener.

The impressive triple-aspect living and dining room measures approximately 14' x 28' and features sliding patio doors opening onto the garden and lovely views over beautiful park land opposite.

Bedroom one benefits from fitted wardrobes and a private ensuite bathroom with both a bath and a separate shower. The additional bedrooms provide great flexibility — perfect for use as guest rooms, a home office or a dining room. The family bathroom is fitted with a corner bath and separate shower.



Outside, to the front of the property, electric gates open onto a large block-paved driveway providing parking for up to 10 cars. A double garage offers additional parking or storage, complete with an electric door, power, lighting, and rear access. A side gate leads through to the rear garden.

The south-facing rear garden is beautifully landscaped and measures approximately 72' x 65'. It features a generous lawn, a patio area, and a range of mature trees and shrubs and has lovely views over the adjoining woodland.

Upper Harbledown lies just two miles from Canterbury's vibrant city centre, offering an ever-expanding range of restaurants, bars, shops, and leisure facilities. The area is surrounded by scenic countryside and walking routes, including the nearby RSPB Blean Woods. Excellent transport links via the A2 provide easy access to the motorway network.

Canterbury offers an outstanding choice of schools across all age groups in both the state and private sectors. The University of Kent, Kent College, St Edmund's, and Blean Primary School are all within a short drive. Canterbury West Station (approximately 2.2 miles away) provides a high-speed service to London St Pancras in under an hour.

Viewing:

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

Services:

Mains gas, electricity, water & drainage.

Council Tax:

Band 'G' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date:

These particulars were prepared on 14/10/25













London Road, Upper Harbledown

Approximate Gross Internal Area = 145.98 sq m / 1571.32 sq ft

Workshop = 12.87 sq m / 138.53 sq ft

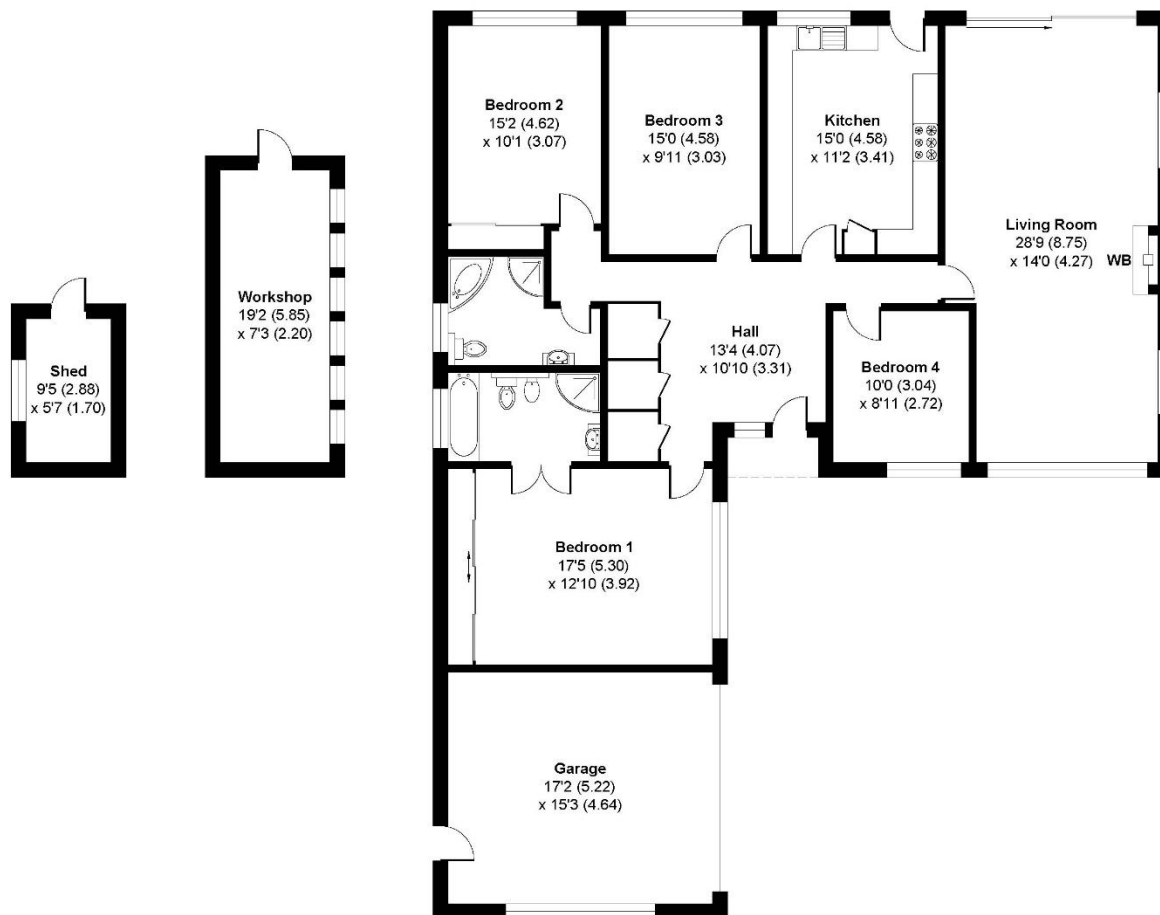
Shed = 4.90 sq m / 52.74 sq ft

Garage = 24.59 sq m / 264.68 sq ft

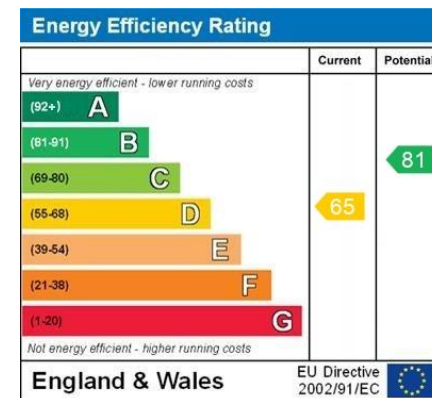
Total = 188.34 sq m / 2027.27 sq ft

For identification only - Not to scale

Garden
72'3 (22.0)
x 65'8 (20.0)



GROUND BUNGALOW



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



the mark of
property
professionalism
worldwide

