

# KE



121 Ridgeway Road, Herne, Herne Bay, CT6 7LN

Offers In Excess Of £599,995

- Potential to Extend And Add Value(Subject to Planning Consent)
- Historic Village Location with Rural Walks
- High Speed Trains Into London From Canterbury Taking Just Over One Hour
- Stunning 1/3 Acre Plot Backing Onto Beautiful Countryside
- Easy Access To The Cathedral City Of Canterbury And Coastal Herne Bay & Whitstable
- No Onward Chain Complications

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# 121 Ridgeway Road, Herne Bay CT6 7LN

Occupying a stunning one-third acre plot in one of Herne's most desirable roads, this substantial chalet bungalow enjoys a peaceful semi-rural setting with beautiful countryside views and direct access to scenic walks. Located within the historic village of Herne, the property offers an enviable combination of village charm, privacy, and exceptional outdoor space.

The true highlight of the home is the magnificent south-facing rear garden extending over 250 feet in length. Thoughtfully divided into a series of distinct outdoor areas, the garden caters perfectly to modern family living, featuring an immediate entertaining and family area, children's play space, chicken coop, established wild garden, and a patio positioned at the rear to take full advantage of the tranquil surroundings and open field views. Backing directly onto open countryside, the grounds create a wonderful sense of space, privacy, and seclusion.

To the front, the property benefits from an open-plan frontage with extensive off-road parking for numerous vehicles. Internally, the accommodation is both spacious and versatile, comprising generous reception rooms with ample natural light, a kitchen/breakfast room and utility. A ground-floor shower room, and study. Four well-proportioned bedrooms are provided, including one on the ground floor (currently used as a family room) and three particularly spacious first-floor bedrooms. The principal bedroom enjoys a spacious dressing room, en-suite shower room together with elevated views across the gardens and adjoining countryside.



Council Tax Band: E



## **GROUND FLOOR**

**Porch And Entrance Hall**

**Living Room**

**Study**

**Family Room**

**Kitchen-Breakfast Room**

**Utility Room**

**Shower Room**

**Dining Room**

**Sitting Room**

**Inner Hallway With Stairs To First Floor**

## **FIRST FLOOR**

**Primary Bedroom**

**Dressing Area Leading To**

**En-Suite Shower Room**

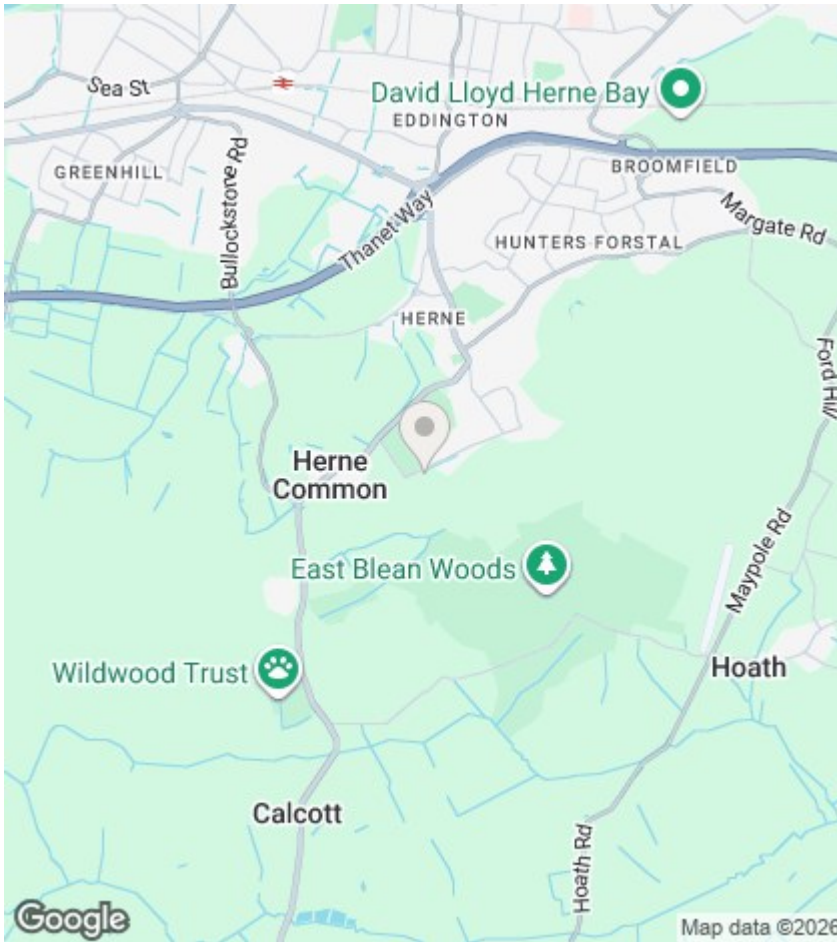
**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

## **OUTSIDE**

**Rear Garden**



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

