

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **The Limes, Herne Street, Kent, CT6**

**Beautiful five bedroom end of terrace Georgian property arranged over three floors benefiting from off street parking and a wonderful mature garden.**

**£755,000**










## The Limes, Herne Street, Kent

### Location

The pretty village of Herne is located on the outskirts of Herne Bay. This popular village benefits from a regular bus service covering the triangle of Herne Bay, Canterbury and Whitstable. Railway stations at Herne Bay and Sturry are about 2 and 3 miles, respectively, from the centre of Herne village providing links to London and beyond. The parish has both Infant and Junior schools, as well as a number of nurseries and Canterbury is home to a number of well-regarded grammar schools. The village itself has multiple public houses, a small farm shop in Lower Herne Road, and a post office/general store in Herne. The village is also close to both Herne Bay & Whitstable as well as the Cathedral City of Canterbury.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale this beautiful five bedroom Georgian home set in the heart of Herne village. This wonderful extended property offers an abundance of space over three floors with the added benefit of a basement. Well maintained by the current owners this home retains many period features throughout which all add to the charm and character. With off street parking and a large rear garden this is one not to be missed.

The property is set back from the street behind a small walled front garden. Once through the front door you enter in to an impressive central hallway with high ceilings, panelled walls and a grand staircase. The two main reception rooms lead off the hallway. The lounge which is the larger of the two, is located at the front of the property with a beautiful bay window which floods the room with light and a working wood burning stove. The second reception room which is currently used as an office, would make a beautiful formal dining room. This room also has a working fireplace and French doors leading to the garden.

To the rear of the property there are three interconnecting rooms. The first is the kitchen which is fitted with solid wood bespoke units and a working AGA. The kitchen has space for a dining table and door leading to the garden. The kitchen then leads through to the utility room which is fitted with matching units and again room for a table and chairs. The final of the three rooms is the modern conservatory extension which provide a fantastic further living space looking out onto the well maintained garden. There is also a handy downstairs W/C and shower room tucked in the corner. On the first floor there four bedrooms and two bathrooms. The master bedroom has a beautiful large box sash window, fitted wardrobes and an ornamental fireplace. The second bedroom which overlooks the garden also had an ornamental fireplace and built in wardrobes. Bedrooms three and four are also large enough to be double rooms. The family bathroom is fitted with a stylish modern free standing bath with a matching suite. There is also a separate shower room floor. On the second floor there is a further bedroom and handy office space.

To the side of the property there is a driveway with space for a car. A set of secure gates open through to more parking and the beautiful garden. The house sits on a 0.7 acres plot with the outside areas including parking & garden totalling approx 0.35 acres. The garden is mostly laid to lawn with multiple decking areas, raised beds and a hard standing parking area.

Tenure: Freehold

Council Tax: Band E

For more information or to arrange a viewing please contact Harvey Richards & West 01227 771196.









Photo 14



Photo 12



Photo 4



Photo 13



Photo 3



Photo 6

Floor Plan 1



TOTAL APPROX FLOOR AREA 3503.33 SQ. FT. (AREA 325.47 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities 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.

## Energy performance certificate (EPC)

The Limes  
11 Herne Street  
HERNE BAY  
CT6 7HH

Energy rating

**D**Valid until: **7 October 2028**Certificate number: **8092-3756-1029-1807-4083**

Property type

End-terrace house

Total floor area

273 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60