



Charles Bainbridge
Estate Agents



Everything you need to know about:

Willow House Beech Hill,
Bridge, Canterbury,
Kent, CT4 5AU



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Charles Bainbridge is a multi-award winning, progressive, and innovative firm with people at its heart. We pride ourselves on achieving consistent high quality across all sectors, whilst retaining individual and personal client relationships.

We are proud of our reputation for providing genuine and honest advice, delivered with warmth and integrity. As such we are pleased to be chosen to act for a wide range of private clients and are first choice for many corporate clients including solicitors, accountants, developers and investors.

We are proud to have been awarded the top grading of "Exceptional" in the **Best Estate Agent Guide 2018**, an accolade achieved only by the top 5% of estate agents nationally.



We are delighted to have been recognised nationally having scooped two **Sunday Times, Estate Agency of the Year Awards**, in separate categories.



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An invaluable insight into **your new home**

This Location Information brochure offers an informed overview of **Willow House Beech Hill** as a potential new home, along with essential material about its surrounding area and its local community. It provides a valuable insight for any prospective owner or tenant.

We wanted to provide you with information that you can absorb quickly, so we have presented it as visually as possible, making use of maps, icons, tables, graphs and charts. Overall, the brochure contains information about:

- **The Property** - including property details, floor plans, room details, photographs and Energy Performance Certificate.
- **Transport** - including locations of bus and coach stops, railway stations and ferry ports.
- **Health** - including locations, contact details and organisational information on the nearest GPs, pharmacies, hospitals and dentists.
- **Local Policing** - including locations, contact details and information about local community policing and the nearest police station, as well as police officers assigned to the area.
- **Education** - including locations of infant, primary and secondary schools and Key Performance Indicators (KPIs) for each key stage.
- **Local Amenities** - including locations of local services and facilities - everything from convenience stores to leisure centres, golf courses, theatres and DIY centres.
- **Census** - We have given a breakdown of the local community's age, employment and educational statistics.





Willow House BEECH HILL, CANTERBURY £850,000



x6
Bedrooms

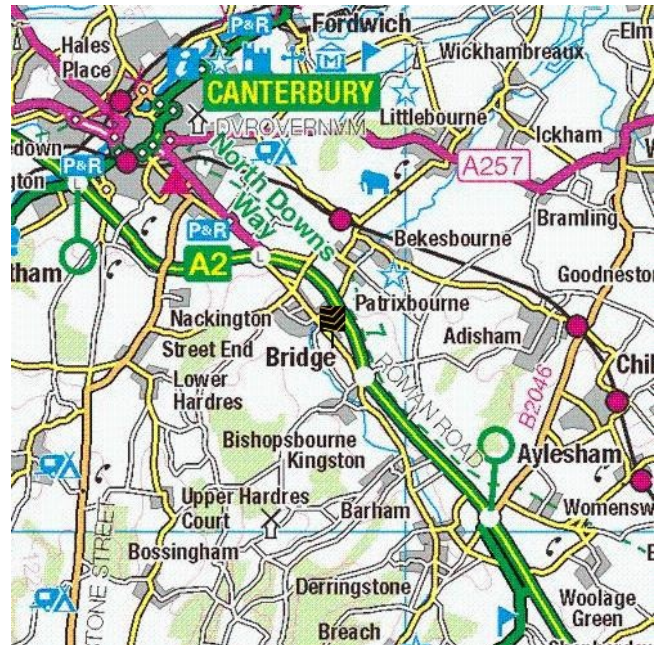
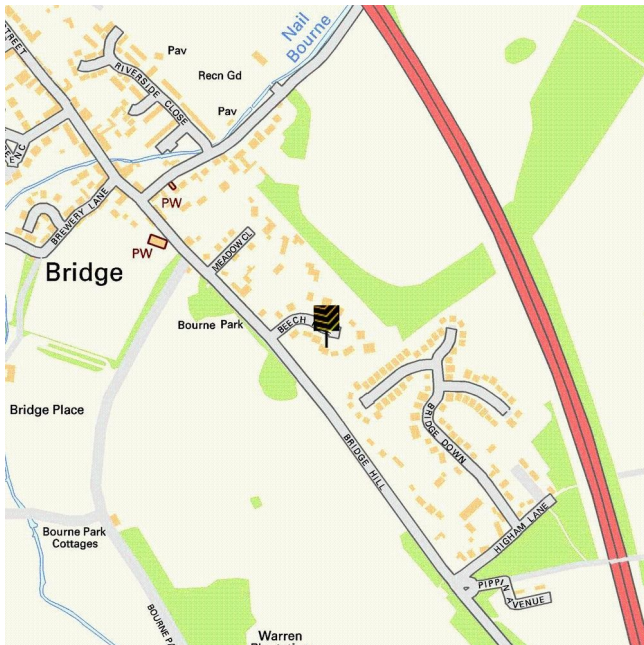


x4
Living Rooms



x2
Bathrooms

Where you are







A handsome, detached family house with extensive accommodation over three floors in a premium setting in the popular village of Bridge. On the ground floor the accommodation includes a large sitting room with wood-burning stove and adjoining family room overlooking and opening onto the garden. There is an impressive kitchen/breakfast room, comprehensively fitted featuring solid granite work surfaces and a multi-oven range. The separate dining room has an elegant, vaulted ceiling and also opens onto the garden. There is a substantial reception hall and adjacent study, both of which have exposed parquet wood flooring. On the first floor are five bedrooms, the master having a well equipped en-suite bathroom. The family bathroom has a bath and separate large shower. There is an attractive partially galleried landing from which a further staircase leads to the second floor and bedroom six.

Location

The property is approached from the road by a long drive providing parking and access to the double garage. There is a large front lawn and a side path leading to the rear garden. The garden has a large paved seating area to the rear of the house with adjacent raised flower beds. Steps lead up to an expansive lawn with inset beds and mature borders stocked with a variety of small trees, shrubs, flowering and ground covering plants. To the rear is a gravelled vegetable garden with raised beds and a greenhouse. The garden is enclosed by wood panelled fencing, chain-link fencing and hedging. The garden has an average depth of 165ft (50.25m) and an average width of 80ft (24.37m).

The property is set in a highly regarded residential location in the thriving and popular village of Bridge with easy access to surrounding countryside which offers lovely walks and cycling. The village boasts a well-respected primary school and has a comprehensive range of amenities including mini-supermarket with post office, pharmacy and health centre and three pubs. May 2019 sees the opening of the new Pig Hotel at Bridge Place, a newly refurbished handsome 17th century manor house providing a wonderful boutique style hotel and restaurant in a delightful setting. Canterbury is easily accessible providing further facilities, high speed rail services to London and an impressive range of both state and independent schools.

- **Reception Hall**

5.48m x 2.66m (18' 0" x 8' 9")

- **Sitting Room**

5.03m x 3.60m (16' 6" x 11' 10")

- **Family Room**

3.22m x 4.31m (10' 7" x 14' 2")

- **Study**

3.22m x 1.93m (10' 7" x 6' 4")

- **Kitchen/Breakfast Room**

6.60m x 3.60m (21' 8" x 11' 10")

- **Rear Lobby**

- **Utility Room**

4.29m x 2.26m (14' 1" x 7' 5")

- **Dining Room**

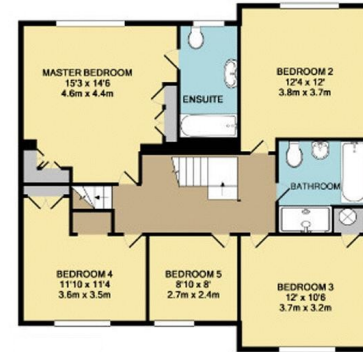
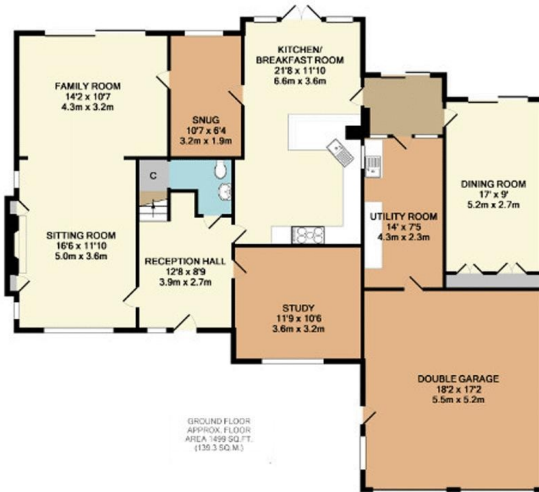
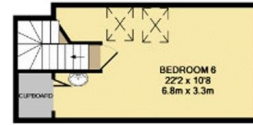
5.43m x 2.74m (17' 10" x 9' 0")

- **Double Garage**
- **First Floor Landing**
- **Master bedroom**
4.64m x 4.42m (15' 3" x 14' 6")
- **Ensuite**
- **Bedroom Two**
3.68m x 3.76m (12' 1" x 12' 4")
- **Bathroom**
- **Bedroom Three**
3.20m x 3.65m (10' 6" x 12' 0")
- **Bedroom Four**
3.45m x 3.60m (11' 4" x 11' 10")
- **Bedroom Five**
2.44m x 2.69m (8' 0" x 8' 10")
- **Second Floor Landing**
- **Bedroom Six**
3.25m x 6.75m (10' 8" x 22' 2")
- **Front garden**
- **Rear Garden**
50.25m x 24.37m (165' 0" x 80' 0")



TOTAL APPROX. FLOOR AREA 2531 SQ.FT. (244.4 SQ.M.)
 We set every attempt has been made to ensure the accuracy of the floor plan (shown as) have measurements of areas, volumes, etc. and any other items as appropriate and to responsibility is taken for any error, omissions, or mis-statements. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency. Call for more.
 Made with Metreca 02019

2ND FLOOR
 APPROX. FLOOR
 AREA 229 SQ.FT.
 (21.3 SQ.M.)



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Everything you want
to know about
local property prices



How does **Beech Hill** compare to the **county** and **national average**?

Whether you are selling, buying, letting or renting it is always useful to know the prices that local properties have recently sold for. The table below contains local, average and national sold prices for the period 1/7/2016 to 31/1/2017 for all types of property allowing you to get a sense of the current market conditions.

Post code / County / National	Detached	Semi-detached	Terraced	Flats/Maisonettes
CT4	£517009	£300523	£286296	£171577
Kent	£493329	£309045	£254112	£182678
National	£388720	£242324	£232459	£275086

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

What prices have properties sold for in **Beech Hill**?

If you know the sold price of other properties in the same road, you will get a much better idea of how much your prospective new home could be worth. We have collated this information for you in the table below. It shows the address, sold price, and property type for all properties recently sold in **Beech Hill**.

Address	Type	Tenure	Price	DOT
PALMA, BEECH HILL, CANTERBURY, KENT, CT4 5AU	Detached	Freehold	£447500	2014-09-04
WOODLANDS, BEECH HILL, CANTERBURY, KENT, CT4 5AU	Detached	Freehold	£410000	2011-07-08

Data produced by Land Registry © Crown copyright 2014.

This data covers the transactions received at Land Registry in the period 1/1/2010 to 31/1/2017. © Crown copyright 2014.

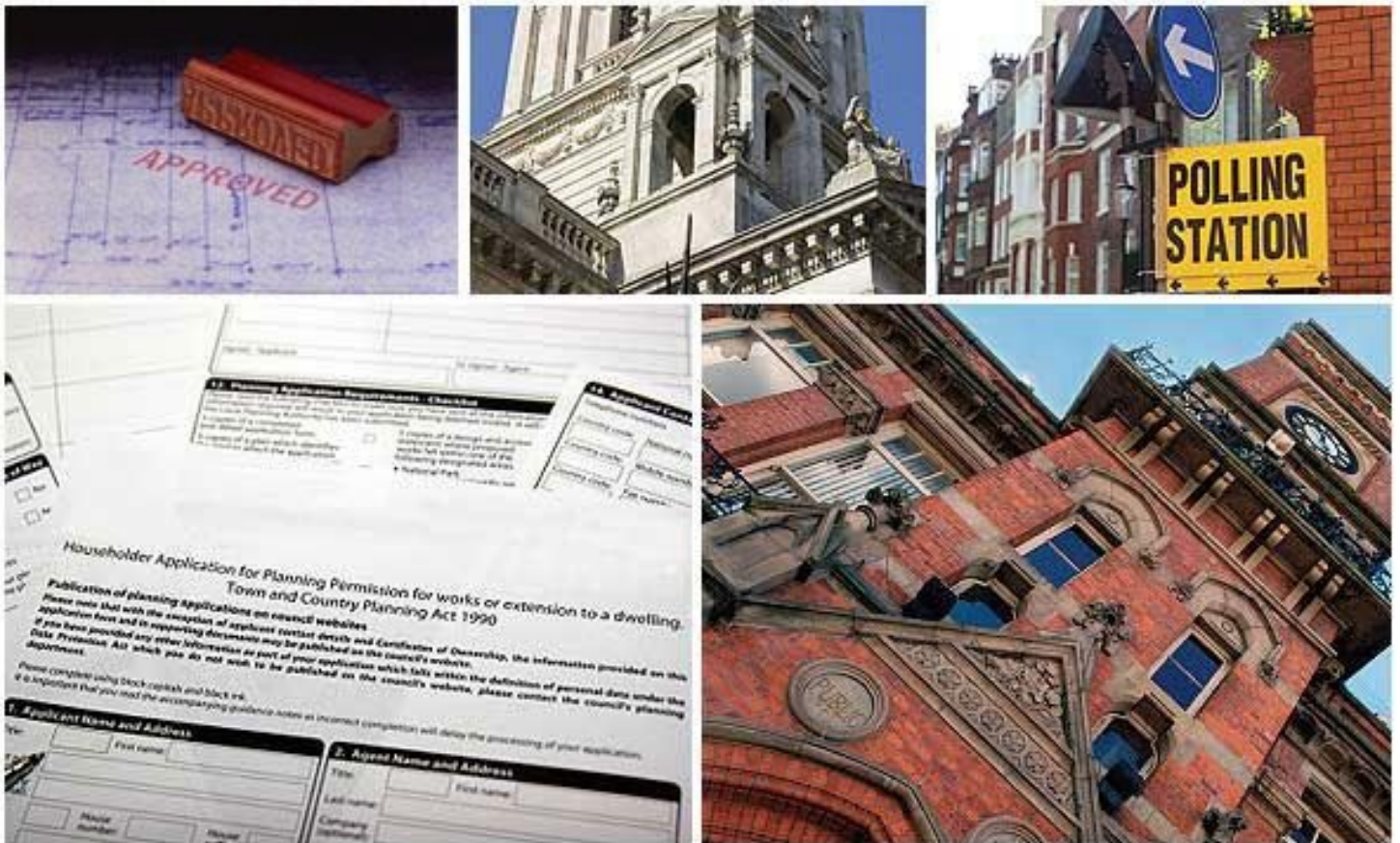


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Everything you want
to know about
local authorities





Get to know your local authorities

Local government directly affects quality of life, particularly when it comes to council tax, planning, waste disposal and the impact of local policies. You may want to investigate how this is likely to affect you if you decide to move. There are nearly 400 local authorities in England, with five different types of local government structure. These can be broadly divided into **single-tier** and **two-tier authorities**. Single-tier authorities are **Metropolitan Authorities, London Boroughs** and **Unitary or Shire Authorities**. Two-tier authorities have both a **County Council**, and a **District Council or City Council**. There are also around 10,000 parish and town councils, effectively creating an additional tier in some areas - mostly, but not exclusively, in rural areas. The National Association of Local Councils (NALC) represents and works on behalf of these community councils and is a useful contact point.

The local authority locations and contact details for **Willow House Beech Hill** are:

Shire / County / District	Website	Address	Contact details
Canterbury City Council (Shire District)	http://www.canterbury.gov.uk	Military Road, Canterbury, Kent, CT1 1YW	t: 01227 862006 f: 01227 862020 e: customer.services@canterbury.gov.uk
Kent County Council (Shire County)	http://www.kent.gov.uk	Maidstone, Kent, ME14 1XQ	t: 0845 8247247 f: 01622 759905 e: county.hall@kent.gov.uk

Disclaimer: The information displayed above has been obtained using the property's postcode in proximity to its local authority. It is recommended that this information is independently verified.



Everything you want
to know about
transport links

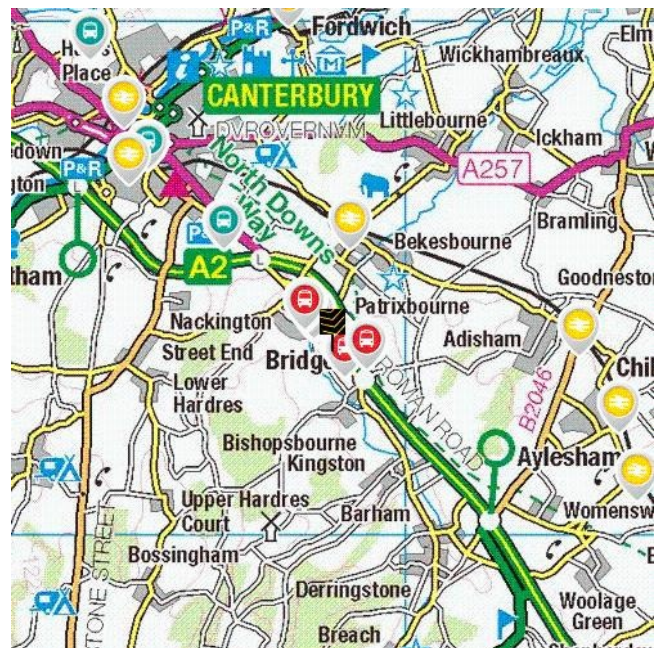




Become familiar with **public transport links**

Being able to choose to travel by public transport is important for many reasons. It helps to reduce congestion, provides access to work and education, and facilitates use of health and leisure facilities. If you or your family members travel abroad, access to the nearest ferry terminals is also likely to be a significant factor in choosing a new property. Using the maps below, you can pinpoint the precise locations of transport links for **Willow House Beech Hill**. Tables for each type of transport indicate the property's distance from the nearest bus stops, railway stations, coach stops and ferry terminals (providing that these facilities are within the scale proximity of the maps.)

Transport Links



	Airports	Approx Distance
	Lydd London Ashford Airport	21.67 miles
	London Southend Airport	29.1 miles
	Biggin Hill Airport	47.79 miles
	London City Airport	49.96 miles
	Ferry ports	Approx Distance
	Folkestone Eurotunnel Terminal	10.12 miles
	Dover Eastern Docks Ferry Terminal	11.72 miles
	Dover Western Docks Ferry Terminal	11.81 miles
	Ramsgate Ferry Terminal	13.55 miles
	Burnham on Crouch Ferry Landing	29.55 miles
	Wallasea Island Ferry Landing	29.95 miles
	Gravesend Pier	35.74 miles
	Tilbury Ferry Terminal	35.96 miles

Disclaimer: The information represented in this section has been sourced from the Department of Transport's Open Data and is based on the property's postcode. It is recommended that this information is independently verified.



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	Train Stations	Approx Distance
	Bekesbourne Rail Station	1.29 miles
	Adisham Rail Station	2.96 miles
	Canterbury East Rail Station	3.2 miles
	Aylesham Rail Station	3.57 miles
	Canterbury West Rail Station	3.72 miles
	Sturry Rail Station	4.02 miles
	Snowdown Rail Station	4.07 miles
	Chartham Rail Station	4.97 miles
	Bus Stops	Approx Distance
	The Steps	0.08 miles
	Higham Lane	0.25 miles
	White Horse	0.27 miles
	White Horse	0.29 miles
	Higham Lane	0.31 miles
	Post Office	0.43 miles
	Post Office	0.45 miles
	Highland Court	0.45 miles
	Coach Stops	Approx Distance
	Canterbury: Park & Ride New Dover Rd Coach Stop	1.81 miles
	Canterbury Bus Station	3.13 miles
	Canterbury: Kent Uni. Keynes Coll. Coach Stop	4.57 miles
	Herne Bay: Town Centre Coach Stop	8.85 miles
	Whitstable: Rail Station Coach Stop	8.97 miles
	Whitfield (Kent): Honeywood Parkway Coach Stop	9.3 miles
	Sellindge (Kent): Ashford Rd Coach Stop	11.13 miles
	Dover: Town Centre Coach Stops	11.25 miles

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Everything you want
to know about
local schools

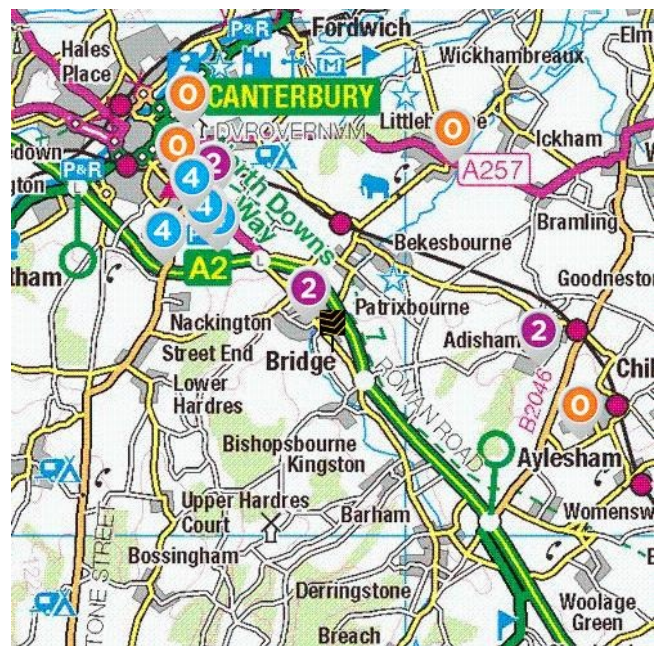
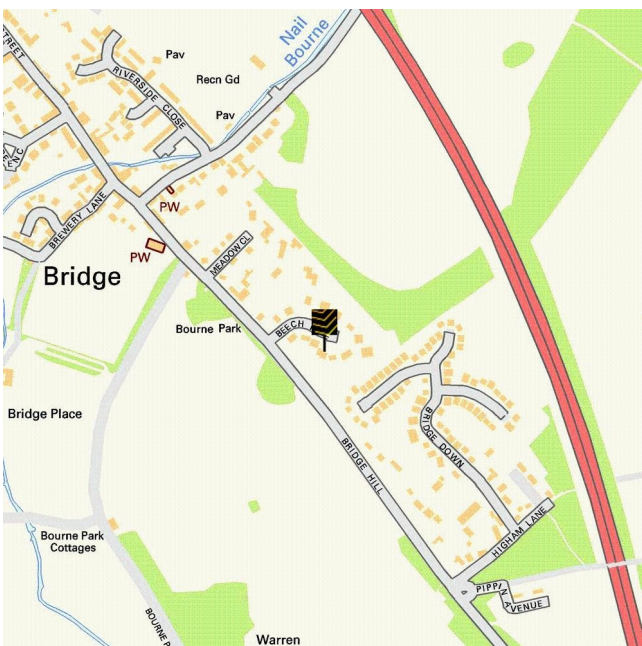


How are local schools performing?

If schools are important to you, then this section sets out the published Key Performance Indicators for schools near to your prospective new home. Key Performance Indicators look primarily at how well pupils perform in their tests and examinations, as well as some other measures like attendance.

If you want to know more about a particular school or college, you can also visit the Ofsted website <http://www.ofsted.gov.uk/inspection-reports/find-inspection-report>

Local Schools



The next page shows tables and charts divided into Key Stages and a list of respective schools local to **Willow House Beech Hill**. There are four main age-related Key Stages defined as:



Special schools are marked with this icon

Key Stage	Definition
Key Stage 0	Marker / indicator - no legal definition
Key Stage 1	Fits broadly with the first stage of education, i.e. ages 5-7.
Key Stage 2	Fits the later stage of primary education, often known as junior schools, i.e. ages 8-11. This takes pupils up to the standardised break at age 11 after which pupils generally change schools and transfer to secondary education.
Key Stage 3	Secondary education split between key stages 3 and 4, with key stage 3 covering ages 11-13.
Key Stage 4	Key Stage 4 (ages 14-16) covers the two year period of study for GCSE level examinations.
Key Stage 5	Beyond key stage 4 is 16+ or Sixth Form provision, sometimes unofficially referred to as Key Stage 5.

	Key Stage 0 - Name and Address	Approx Distance
	<p>Name: Littlebourne Ladybird Playgroup Address: Church Road, CANTERBURY, Kent, CT3 1XS</p>	2.77 miles
	<p>Name: The Childrens Centre Address: Canterbury College, CANTERBURY, Kent, CT1 3AJ</p>	2.85 miles
	<p>Name: Sunshine Corner Address: Attlee Avenue, CANTERBURY, Kent, CT3 3BS</p>	3.13 miles
	<p>Name: Lilliput Pre-school Address: Military Road, CANTERBURY, Kent, CT1 1PA</p>	3.29 miles

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	Key Stage 2 - Information	Approx Distance
	<p>Name: Bridge and Patixbourne Church of England Primary School</p> <p>Address: Conyngham Lane, Canterbury, CT4 5JX</p> <p>Contact Number: 01222 7830276</p> <p>Age Range: 5-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Church of England</p>	0.52 miles
	<p>Name: Pilgrims' Way Primary School and Nursery</p> <p>Address: Pilgrims' Way, Canterbury, CT1 1XU</p> <p>Contact Number: 01222 7760084</p> <p>Age Range: 3-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Does not apply</p>	2.42 miles
	<p>Name: Adisham Church of England Primary School</p> <p>Address: The Street, Canterbury, CT3 3JW</p> <p>Contact Number: 0130 4840246</p> <p>Age Range: 5-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Church of England</p>	2.49 miles
	<p>Name: Littlebourne Church of England Primary School</p> <p>Address: Church Road, Canterbury, CT3 1XS</p> <p>Contact Number: 01222 7721671</p> <p>Age Range: 4-11 yrs</p> <p>Local Education Authority: Kent</p> <p>Religious Character: Church of England</p>	2.77 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.



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Reading, Writing and Maths

	Name	Expected	Higher
2	Bridge and Patixbourne Church of England Primary School	78.0 %	8.0 %
	Pilgrims' Way Primary School and Nursery	25.0 %	0.0 %
	Adisham Church of England Primary School	65.0 %	6.0 %
	Littlebourne Church of England Primary School	50.0 %	10.0 %
	Kent	59.0 %	6.0 %
	National	53.0 %	5.0 %

Primary Progress Measures

As well as actual pupil performance in tests and exams an important Key Performance Indicator is that of progress measures that compare the actual achievements of other pupils nationally with similar prior attainment. Any increase in attainment achieved by each pupil will be reflected in the schools progress scores. They are fairer to schools in challenging circumstances, as they recognise a school that is doing a good job with an intake with poor prior attainment.

Progress Measures for 2017

	Name	Progress Measures 2017		
2	Bridge and Patixbourne Church of England Primary School	Maths PM -1.1 Lower -2.5 Upper 0.3	Reading PM 1.6 Lower 3.2 Upper N/A	Writing PM 1.8 Lower 0.3 Upper 3.3
	Pilgrims' Way Primary School and Nursery	Maths PM -2.4 Lower -4.2 Upper -0.6	Reading PM 0.4 Lower 2.4 Upper N/A	Writing PM -0.1 Lower -2.0 Upper 1.8
	Adisham Church of England Primary School	Maths PM -2.4 Lower -5.2 Upper 0.4	Reading PM -1.9 Lower 1.3 Upper N/A	Writing PM 2.1 Lower -1.0 Upper 5.2
	Littlebourne Church of England Primary School	Maths PM N/A Lower N/A Upper N/A	Reading PM N/A Lower N/A Upper N/A	Writing PM N/A Lower N/A Upper N/A

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




	Key Stage 4 - Information	Approx Distance
	<p>Name: StAnselm's Catholic School - Canterbury Address: Old Dover Road, Canterbury, CT1 3EN Contact Number: 01222 7826200 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: Roman Catholic</p>	1.9 miles
	<p>Name: Simon Langton Girls' Grammar School Address: Old Dover Road, Canterbury, CT1 3EW Contact Number: 01222 7463711 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective</p>	2.1 miles
	<p>Name: Simon Langton Grammar School for Boys Address: Langton Lane, Canterbury, CT4 7AS Contact Number: 01222 7463567 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective</p>	2.34 miles
	<p>Name: CATS Canterbury Address: Stafford House, Canterbury, CT1 3LQ Contact Number: 01222 7866540 Age Range: 14-22 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Not applicable</p>	2.45 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




Percentage of pupils achieving 5+ A*-C/9-4 or equivalents including 9-4 in both English and mathematics GCSEs

	Name	2017	2016	2015	2014
	StAnselm's Catholic School - Canterbury	51.0 %	39.0 %	52.0 %	52.0 %
	Simon Langton Girls' Grammar School	97.0 %	97.0 %	95.0 %	98.0 %
	Simon Langton Grammar School for Boys	0.0 %	97.0 %	98.0 %	93.0 %
	CATS Canterbury	0.0 %	0.0 %	N/A	N/A
	Kent	59.9 %	59.0 %	57.4 %	58.1 %
	National	56.6 %	53.5 %	53.8 %	53.4 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

Average number of GCSE entries per pupil

	Name	Number
	StAnselm's Catholic School - Canterbury	8.2
	Simon Langton Girls' Grammar School	9.7
	Simon Langton Grammar School for Boys	6.6
	CATS Canterbury	0.9
	Kent	8.5
	National	8.2

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




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	Key Stage 5 - Information	Approx Distance
	<p>Name: Simon Langton Girls' Grammar School Address: Old Dover Road, Canterbury, CT1 3EW Contact Number: 01222 7463711 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective</p>	2.1 miles
	<p>Name: Simon Langton Grammar School for Boys Address: Langton Lane, Canterbury, CT4 7AS Contact Number: 01222 7463567 Age Range: 11-18 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Selective</p>	2.34 miles
	<p>Name: CATS Canterbury Address: Stafford House, Canterbury, CT1 3LQ Contact Number: 01222 7866540 Age Range: 14-22 yrs Local Education Authority: Kent Religious Character: None Admission Policy: Not applicable</p>	2.45 miles
	<p>Name: Canterbury College Address: New Dover Road, Canterbury, CT1 3AJ Contact Number: 01222 7811111 Age Range: 16+ yrs Local Education Authority: Kent Religious Character: Does not apply Admission Policy: Not applicable</p>	2.85 miles

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.




Percentage of A level students achieving at least three levels at grades AAB or better, at least two of which are in facilitating subjects

	Name	%
	Simon Langton Girls' Grammar School	20.7 %
	Simon Langton Grammar School for Boys	25.8 %
	CATS Canterbury	17.6 %
	Canterbury College	0.0 %
	Kent	15.3 %
	National	17.0 %

Disclaimer: The information represented in this section has been sourced from the Department of Education's 2017 results data set and is based on the property's postcode.

As well as actual pupil performance in tests and exams, an important Key Performance Indicator is that of Value Added. When pupils start a school, they all have varying levels of ability and social advantage. A school's Value Added score measures how much progress they have made from the beginning to the end of their compulsory secondary education (i.e. between the end of Key Stage 2 and the end of Key Stage 4). It is a quick measurement of the effect of a school on its pupils.

	Name	Value Added
	Simon Langton Girls' Grammar School	0.0
	Simon Langton Grammar School for Boys	-0.1
	CATS Canterbury	1.0
	Canterbury College	-0.5



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Everything you want
to know about
local health services






How local are the health services?

We all want good access to local health facilities, wherever we live. To see how well **Willow House Beech Hill** is served, we have set out below the exact locations of hospitals, Accident & Emergency centres, GPs, pharmacies, dentists, out-of-hours medical care and walk-in clinics. Where it's available, you will find more detailed information, including the names of practitioners and their contact details.

Hospitals		Approx Distance
	Kent And Canterbury Hospital, Kent and Canterbury Hospital, Canterbury, Kent, CT1 3NG	2.49 miles
A&E		Approx Distance
	William Harvey Hospital (ashford), Kennington Road, Ashford, Kent, TN24 0LZ	11.64 miles
Walk-in Clinics		Approx Distance
	Kent And Canterbury Hospital, Kent and Canterbury Hospital, Canterbury, Kent, CT1 3NG	2.49 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	GPs	Approx Distance
	BRIDGE HEALTH CENTRE, BRIDGE HEALTH CENTRE, CANTERBURY, KENT, CT4 5BL	0.19 miles
	COSSINGTON HOUSE SURGERY, COSSINGTON HOUSE, KENT, CT1 3HX	2.81 miles
	NEW DOVER ROAD SURGERY, NEW DOVER ROAD SURGERY, KENT, CT1 3AP	2.82 miles
	CANTERBURY HEALTH CENTRE, CANTERBURY HEALTH CENTRE, KENT, CT1 3JH	2.98 miles

Disclaimer: The information represented in this section has been sourced from the Department of Health's Open Data and is based on the property's postcode.

	Dental Surgeons	Approx Distance
	G Hamill, 78 High Street Bridge, CANTERBURY, Kent, CT4 5LA	0.29 miles
	M Tonsbeek, 60 Dover Street, CANTERBURY, Kent, CT1 3HD	3.04 miles
	St Georges Dental Practice, 8-9 Upper Bridge Street, CANTERBURY, Kent, CT1 2NA	3.08 miles
	Chopra & Associates Dental Surgery, 1 Military Road, CANTERBURY, Kent, CT1 1LN	3.29 miles
	Green Dental Care Ltd, 69 Castle Street, CANTERBURY, Kent, CT1 2QD	3.3 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



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Everything you want
to know about
local amenities





What about local amenities?

There are a number of local amenities on offer in the area around **Willow House Beech Hill**. The tables below give the addresses of local shops, restaurants, pubs, gyms and even golf clubs.

	Local Grocers and Convenience Stores	Approx Distance
	Dumbrells Greengrocers, Unit 11 a & B, CANTERBURY, Kent, CT1 3AA	2.14 miles
	Londis, 43-45 Sussex Avenue, CANTERBURY, Kent, CT1 1RY	2.48 miles
	Kent Food, 56 Dover Street, CANTERBURY, Kent, CT1 3HD	3.04 miles
	Canterbury Food & Wine, 21 Wincheap, CANTERBURY, Kent, CT1 3TB	3.28 miles
	Dumbrells, 55 Palace Street, CANTERBURY, Kent, CT1 2DY	3.35 miles
	Supermarkets	Approx Distance
	Bridgeway Stores, 2 Western Avenue Bridge, CANTERBURY, Kent, CT4 5LS	0.36 miles
	Tesco Metro, 2 Gravel Walk, CANTERBURY, Kent, CT1 2SN	3.18 miles
	The Co-operative Food, Market Place, CANTERBURY, Kent, CT3 3DY	3.26 miles
	Wm Morrison Supermarkets Plc, Tenperch Road, CANTERBURY, Kent, CT1 3TQ	3.52 miles
	The Co-operative Food, 82 High Street, CANTERBURY, Kent, CT2 0BD	3.96 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property/s postcode.

	Nightclubs	Approx Distance
	Steinbeck and Shaw, St George's Place, CANTERBURY, Kent, CT1 2JT	3.21 miles
	Club Chemistry, 15 Station Road East, CANTERBURY, Kent, CT1 2RB	3.22 miles
	Vivid Nightclub, 153A High Street, HERNE BAY, Kent, CT6 5AQ	8.87 miles
	The Front, 55 Central Parade, HERNE BAY, Kent, CT6 5JG	8.96 miles
	Rivals Nightclub & Bar Academy, 32 Queen Street, DEAL, Kent, CT14 6EY	11.75 miles
	Pubs / Bars / Inns	Approx Distance
	White Horse Inn, 53 High Street Bridge, CANTERBURY, Kent, CT4 5LA	0.29 miles
	The Plough & Harrow - Shepherd Neame Pubs, 86 High Street End Bridge, CANTERBURY, Kent, CT4 5LA	0.29 miles
	The Mermaid Inn - Shepherd Neame Pubs, The Street, CANTERBURY, Kent, CT4 5HX	0.97 miles
	The Black Robin, Covet Lane, CANTERBURY, Kent, CT4 6HS	1.95 miles
	The Duck Inn, Pett Bottom, CANTERBURY, Kent, CT4 5PB	1.98 miles
	Wine Bars	Approx Distance
	Alberry's Wine Bar, 38 St Margarets Street, CANTERBURY, Kent, CT1 2TY	3.28 miles
	Lime's Lounge, 13 Rosemary Lane, CANTERBURY, Kent, CT1 2PN	3.33 miles
	Bramley's, 15 Orange Street, CANTERBURY, Kent, CT1 2JA	3.38 miles
	Deco 5, 15-17 Oxford Street, WHITSTABLE, Kent, CT5 1DB	9.05 miles
	Ampersand Design Cafe, 46 Tontine Street, FOLKESTONE, Kent, CT20 1JU	11.43 miles
	Restaurants	Approx Distance
	The Red Lion Inn, 75 High Street End Bridge, CANTERBURY, Kent, CT4 5LB	0.24 miles
	Cafe De China, Unit 5, CANTERBURY, Kent, CT1 1UL	2.99 miles
	The Royal Inn Chinese Restaurant, 1-2 Longport, CANTERBURY, Kent, CT1 1PE	3.04 miles
	Il Posticino, 61 Dover Street, CANTERBURY, Kent, CT1 3HD	3.04 miles
	Kudos Restaurant, 52 Dover Street, CANTERBURY, Kent, CT1 3HD	3.04 miles
	Golf Club / Courses / Professionals	Approx Distance
	Canterbury Golf Club, Scotland Hills, CANTERBURY, Kent, CT1 1TW	2.59 miles
	Etchinghill Golf, Canterbury Road, FOLKESTONE, Kent, CT18 8FA	8.79 miles
	Seasalter Golf Club Ltd, Collingwood Road, WHITSTABLE, Kent, CT5 1EB	9.06 miles
	Boughton Golf Club, Brickfield Lane, FAVERSHAM, Kent, ME13 9AJ	9.08 miles
	The Royal St George's Golf Club, Sandwich Bay, SANDWICH, Kent, CT13 9PB	10.42 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property's postcode.



	Places of Worship	Approx Distance
	Audiocrew, 160 New Dover Road, CANTERBURY, Kent, CT1 3EJ	1.98 miles
	Barton Evangelical Church, 32 Barton Road, CANTERBURY, Kent, CT1 1YQ	2.24 miles
	The Seventh Day Adventist Church, Stodmarsh Road, CANTERBURY, Kent, CT3 4AG	2.59 miles
	St Andrew s Wickhambreaux, Littlebourne Vicarage, CANTERBURY, Kent, CT3 1UA	2.81 miles
	St Martins & St Pauls, 13 Ersham Road, CANTERBURY, Kent, CT1 3AR	2.83 miles
	Banks / Financial Institutions	Approx Distance
	Halifax, 29 St Georges Street, CANTERBURY, Kent, CT1 2LE	3.15 miles
	Barclays Bank Plc, East Kent Group, CANTERBURY, Kent, CT1 2JX	3.22 miles
	Hsbc Bank Plc, Whitefriars, CANTERBURY, Kent, CT1 2JP	3.22 miles
	The Royal Bank Of Scotland Plc, 14 Rose Lane, CANTERBURY, Kent, CT1 2ST	3.23 miles
	Yorkshire Building Society, 22 St Margarets Street, CANTERBURY, Kent, CT1 2TH	3.26 miles
	DIY Stores	Approx Distance
	Hinges & Brackets Ltd, 35 Wincheap, CANTERBURY, Kent, CT1 3RX	3.3 miles
	Wincheap Hardw are, 151 Wincheap, CANTERBURY, Kent, CT1 3SE	3.35 miles
	B & Q Plc, Sturry Road, CANTERBURY, Kent, CT1 1FX	3.43 miles
	Homebase Ltd, Cow Lane, CANTERBURY, Kent, CT1 3RR	3.46 miles
	Screw fix, Cotton Road, CANTERBURY, Kent, CT1 3RB	3.49 miles
	Hotels	Approx Distance
	Peter Mason (canterbury) Ltd, Ebury Hotel, CANTERBURY, Kent, CT1 3DX	2.62 miles
	Travelodge, 63 Ivy Lane, CANTERBURY, Kent, CT1 1TU	3.03 miles
	Castle House Hotel, 28 Castle Street, CANTERBURY, Kent, CT1 2PT	3.27 miles
	Canterbury Hotel, 140 Wincheap, CANTERBURY, Kent, CT1 3RY	3.35 miles
	Pilgrims Hotel, 18 The Friars, CANTERBURY, Kent, CT1 2AS	3.42 miles
	Theatres / Concert Halls	Approx Distance
	The Marlow e Theatre, The Friars, Canterbury, Kent, CT1 2AS	3.46 miles
	Playhouse Theatre, 104 High Street, WHITSTABLE, Kent, CT5 1AZ	9.16 miles
	Fhods, The Tow er Theatre, FOLKESTONE, Kent, CT20 3HL	11.31 miles
	Arden Theatre, Leslie Smith Drive, FAVERSHAM, Kent, ME13 8PW	11.54 miles
	The Kings Theatre, Kings Place, RAMSGATE, Kent, CT11 8NN	13.99 miles

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	Cinemas	Approx Distance
	Odeon Cinemas Ltd, 45 St Georges Place, CANTERBURY, Kent, CT1 1UP	3.06 miles
	Gulbenkian Cinema, Gulbenkian Theatre, CANTERBURY, Kent, CT2 7NB	4.64 miles
	Kavanagh Cinema, William Street, HERNE BAY, Kent, CT6 5NX	8.79 miles
	Empire Cinema, Delf Street, SANDWICH, Kent, CT13 9HD	9.21 miles
	Silver Screen Cinema, Gaol Lane, DOVER, Kent, CT16 1NG	11.33 miles
	Leisure Centres	Approx Distance
	Kingsmead Leisure Centre, Kingsmead Road, CANTERBURY, Kent, CT2 7PH	3.57 miles
	Kings School Recreation Centre, 1 St Stephens Road, CANTERBURY, Kent, CT2 7HU	3.64 miles
	The University Of Kent, University of Kent at, CANTERBURY, Kent, CT2 7NZ	4.62 miles
	Whitstable Sports Centre, Bellevue Road, WHITSTABLE, Kent, CT5 1PX	8.46 miles
	Active Life Ltd, Amphenol Complex, WHITSTABLE, Kent, CT5 3JF	8.55 miles
	Newsagents	Approx Distance
	Oaten Hill Local Express, 31-32 Oaten Hill, CANTERBURY, Kent, CT1 3HZ	2.95 miles
	Londis Store, 15-16 Longport, CANTERBURY, Kent, CT1 1PE	3.04 miles
	Dover Street News, 4 Dover Street, CANTERBURY, Kent, CT1 3HD	3.04 miles
	Pilgrims Shop, 68 Burgate, CANTERBURY, Kent, CT1 2HJ	3.15 miles
	Stevens Newsagents, 56 Wincheap, CANTERBURY, Kent, CT1 3RS	3.33 miles
	Post Offices	Approx Distance
	Bridge Post Office, 16 High Street Bridge, CANTERBURY, Kent, CT4 5JY	0.45 miles
	Barton, 117 New Dover Road, CANTERBURY, Kent, CT1 3EG	2.21 miles
	Post Office & Stores, Valley Road, CANTERBURY, Kent, CT4 6NX	2.84 miles
	St Georges Post Office, 23A Lower Bridge Street, CANTERBURY, Kent, CT1 2LG	3.1 miles
	Aylesham Post Office, Market Place, CANTERBURY, Kent, CT3 3DZ	3.28 miles

Disclaimer: The information represented in this section has been sourced from Experian and is based on the property/s postcode.



Charles Bainbridge 1 The Bakery 47 Broad Street, Canterbury, CT1 2LS **01227 780227**



Everything you want
to know about
local policing



Understanding who polices your neighbourhood

When you move to a new area, you want to know the arrangements for local community policing. See below for essential information about police services near to **Willow House Beech Hill**. We have included location and contact details for the police station and wherever possible, details of police officers assigned to the area.

Your policing neighbourhood

The name of your policing neighbourhood is **Canterbury - North Nailbourne** and it has a population of **2721**.

North Nailbourne ward in Canterbury covers Bekesbourne, Bridge and Bishopsbourne and has more than 1,200 households.

Your Local Policing Team

Name	Rank	Tel No.	E-mail
Lee Thompson	Sergeant	101	
Vicki Tyler	Inspector	101	
Amy Burningham	PCSO	101	

Disclaimer: The information represented in this section has been sourced from data.police.uk.

Locations of Interest

Canterbury Police Station
station
Old Dover Road, Canterbury

9am - 5pm every day (excluding bank holidays)

Disclaimer: The information represented in this section has been sourced from data.police.uk.



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Everything you want
to know about
your community



Understanding the demographics of the local community

Census statistics can be used to build up a detailed snapshot of the population and its composition. We can see how the population is differentiated by age, employment status, education, and so on at a particular point in time. In this section we have extracted information specific to the local area for **Willow House Beech Hill** and compared it with information for all citizens of the UK so that you can better understand the character of your prospective local community.

The below tables allow you to make a comparison between your prospective local vicinity (Output Area), County and National results. An Output Area is the lowest geographical level that census statistics are provided. They are formed from adjacent postcodes with the minimum size being 40 residential households up to a recommended size of 125 households. Urban/rural mixes are avoided where possible.

Age Profile

The below table provides an age breakdown of the local population which will help give you an understanding of how your prospective new area's age distribution compares against the county and national average.

	Output Area	Kent	National
0-4	4.5% (13)	5.88% (78234)	5.96% (2926238)
5-14	16.61% (48)	13.25% (176173)	12.93% (6351576)
15-24	5.54% (16)	11.35% (150934)	12.18% (5985323)
25-34	0.0% (0)	12.75% (169556)	14.36% (7054271)
35-44	14.19% (41)	14.59% (193995)	14.94% (7341900)
45-54	20.42% (59)	13.74% (182706)	13.22% (6494262)
55-64	15.22% (44)	11.29% (150060)	10.54% (5177261)
65-74	10.73% (31)	8.86% (117815)	8.35% (4102841)
75-84	10.03% (29)	6.1% (81084)	5.6% (2751135)
>85	2.77% (8)	2.19% (29161)	1.94% (954024)

Education Profile

The below table provides an education breakdown of the local population which will help give you an understanding of how your prospective new area's educational profile compares against the county and national average. The levels used are designed as:

- **Level 1** - 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** - 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma Apprenticeship
- **Level 3** - 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4+** - Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree, Professional qualifications (for example teaching, nursing, accountancy)

	Output Area	Kent	National
None	13.37% (27)	28.33% (268478)	28.85% (10251674)
Level 1	10.4% (21)	18.21% (172579)	16.63% (5909093)
Level 2	17.82% (36)	21.01% (199159)	19.36% (6877530)
Level 3	4.95% (10)	7.96% (75416)	8.34% (2962282)
Level 4 or 5	45.05% (91)	16.77% (158974)	19.9% (7072052)
Unknown	8.42% (17)	7.73% (73224)	6.92% (2459460)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

Employment Profile

The below table provides an employment breakdown of the local population which will help give you an understanding of how your prospective new area's employment compares against the county and national average.

	Output Area	Kent	National
Employee part time	14.0% (28)	12.43% (117796)	11.81% (4196041)
Employee full time	34.5% (69)	40.4% (382965)	40.81% (14499241)
Self employed part time	3.0% (6)	2.24% (21251)	1.95% (694033)
Self employed full time	7.0% (14)	7.12% (67454)	6.36% (2260955)
Unemployed	0.0% (0)	2.8% (26582)	3.35% (1188855)
Full time students	2.0% (4)	2.35% (22260)	2.58% (917582)
Student	2.5% (5)	3.79% (35943)	4.67% (1660564)
Retired	24.5% (49)	14.69% (139198)	13.54% (4811595)
Looking after home family	8.0% (16)	7.19% (68147)	6.52% (2316229)
Permanently sick/disabled	1.5% (3)	4.36% (41313)	5.3% (1884901)
Other	3.0% (6)	2.63% (24921)	3.1% (1102095)

Disclaimer: The information represented in this section has been sourced from The Office for National Statistics.

