



70 Broad Street, Canterbury, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

70 Broad Street, Canterbury, Kent CT1 2LS

A deceptively large and characterful 16th Century Grade II listed property with a beautiful garden and a garage, close to the cathedral and city centre

City centre location, Canterbury West station 0.5 mile (London St Pancras from 54 minutes), A2 1.5 miles, Dover 17.9 miles, Eurotunnel 19 miles, Central London 61 miles

Entrance hall | Snug | Sitting room | Dining room
Kitchen | Utility | 5 Bedrooms | 2 Bathrooms
Separate WC | Garage | Garden store | Garden
EPC rating E

The property

70 Broad Street is a fascinating period home with a wealth of character and full of surprises.

The facade is that of a quaint cottage, but once inside you immediately appreciate the expansive space on offer, with generously proportioned rooms on all levels. The property has been comprehensively renovated by the current owners.

To the front of the house, the charming snug, with its benched bay window and attractive exposed beams, leads through to the spacious sitting room, with a wood-burning stove in the original inglenook fireplace and views over the rear garden. The long inner hall opens into a dining room for entertaining and informal meals, with easy access to the light and airy kitchen. The ground floor accommodation is completed by a utility area and adjoining bathroom.

Four first floor bedrooms provide a flexible choice of rooms to meet a range of family and guest needs with a second bathroom and separate WC. The principal bedroom features exposed beams and an impressive oversized sash window with views over the garden. The first floor landing also offers excellent storage space.

A separate staircase rises to a second floor bedroom with exposed beams, providing a charming sleeping or office space.

Outside

The long rear garden is filled with sunlight throughout the day, with a large side terrace for al fresco dining and entertaining. Following the path through the attractive garden of lawn and mature planted beds, an arch opens into a second garden space with mature shrubs and cottage garden plants, creating a peaceful oasis to relax and enjoy this attractive home. A brick outbuilding used for garden storage sits to the rear.

A garage is located in a private garage block, a short distance away, behind Dean Court.

Location

In a prime setting close to the city's historic cathedral, the property is superbly situated to enjoy all that Canterbury has to offer, including an array of cultural, sporting and recreational amenities, together with an excellent range of educational facilities in both state and private sectors (including the King's School, which is just a few metres away).

The house is within a short distance of Canterbury's two stations, both offering services to London; the High Speed link to St Pancras from West station takes less than an hour. The A2 and M2 provide direct access to the motorway network. The Port of Dover and the Channel Tunnel at Folkestone provide regular services to the Continent.

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Band F **Tenure:** Freehold

Agent's Note: There is a flying freehold located beneath Bedroom 2.

Guide Price: £815,000

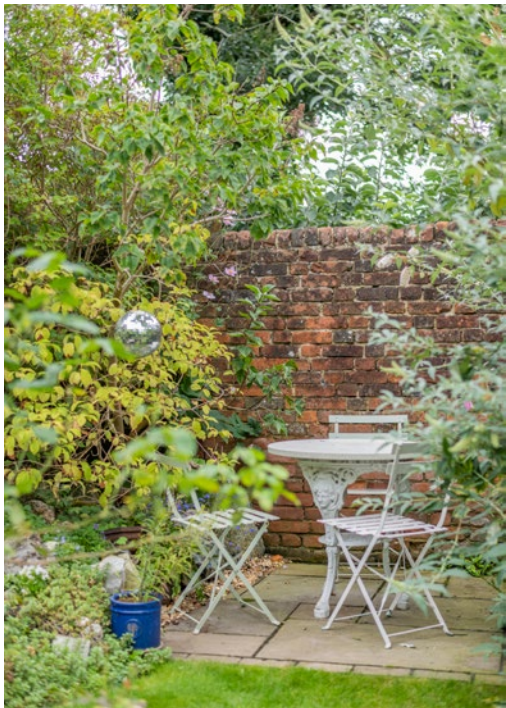














The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height



Directions

From the Strutt & Parker office: Turn left onto Watling Street. At the roundabout take the second exit to stay on this road then, at the next roundabout, take the first exit onto Upper Bridge Street (A28). Continue to follow this road straight over at the roundabout and (after the road becomes Broad Street and then Military Road) at the roundabout take the first exit onto Tourtel Road. At the next roundabout take the first exit and follow the one-way system along Northgate, Union Place and Union Street. Shortly after rejoining Northgate turn left onto Broad Street; you will find the property on the left.

What3Words: ///falls.sector.homes

Canterbury

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