



30 Ethelbert Road, Canterbury, Kent

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# 30 Ethelbert Road Canterbury, Kent CT1 3NF

A distinctive city home in a charming walled garden, situated on one of Canterbury's most sought-after roads.

A2 1.6 miles, Canterbury West station 1.7 miles (London St Pancras from 54 minutes), Canterbury town centre 2.1 miles, M2 (Junction 7) 8 miles, Ashford 15.2 miles, Folkestone 16.4 miles

Entrance hall | Drawing room | Sitting room  
Kitchen/dining area | Utility | Cloakroom  
Principal bedroom with en suite bathroom  
4 Further bedrooms | Family bathroom | Shower room | Garden | Garage | EPC rating C | About 0.25 of an acre

## The property

Comprehensively renovated and extended, 30 Ethelbert Road is a striking family home with a distinguished timber, brick, stone and zinc frontage. The design allows natural light to flow into the rooms, with large glass windows and sliding doors connecting the reception rooms with the outside, where one can enjoy the seclusion and calm of the private walled garden. Located in a leafy suburban road, the property has a generous driveway and double garage.

The welcoming entrance hall with its attractive wood flooring, stairway to the first floor and cloakroom opens via double doors into the 18 ft multi-aspect drawing room with its bespoke recessed media unit. The space enjoys ample natural light, with two sets of double glazed doors opening to the terrace.

To the centre, is the sociable kitchen and dining area. The space is fitted with a wide selection of sleek handleless cabinetry, an island with inset Bora induction hob, Neff appliances and Quooker tap, and breakfast bar. The room also enjoys an abundance of light from sliding

glazed doors spanning the width of the space and opening to the patio. Adjacent is a well-appointed utility room with a Butler's sink and ample corresponding units, and a modern shower room. Mirroring the drawing room, and completing the ground floor, is an 18 ft sitting room fitted with a stylish freestanding stove.

The roomy first-floor landing with its pair of picture windows branches off onto five well-proportioned and bright bedrooms, along with a contemporary family bathroom. The principal suite benefits from its own en suite bathroom and views to the garden via a Juliet balcony. The second bedroom also opens to a balcony with an enviable garden aspect.

## Outside

The property is approached via a brick-laid in-and-out driveway and forecourt with an arched central shrub border and low brick wall, offering parking for several vehicles.

A charming walled garden flanks the sides and rear of the well-sized private plot, with wildflower planting along the boundaries. The paved rear terrace spans the width of the house. There is a large expanse of lush level lawn with tall, mature trees surrounding the boundary.

## Location

The property is situated close to the heart of the city of Canterbury, which offers a wide range of cultural, sporting, and recreational amenities. There is an excellent range of educational facilities in both the independent and state sectors. Opportunities for outdoor activities such as walking, cycling and horse riding are available on the Kent Downs (AONB), which is renowned for its stunning landscape.

The nearby A2 has direct dual carriageway access to the motorway network. Canterbury has two railway stations with services to Victoria, Charing Cross and Cannon Street. The High-Speed service to London St Pancras from Canterbury West take just under an hour. The area has good access to the Continent.

















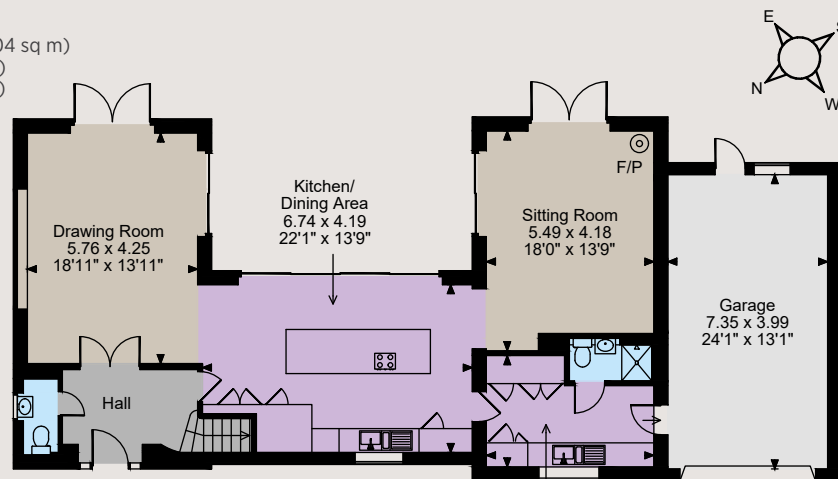




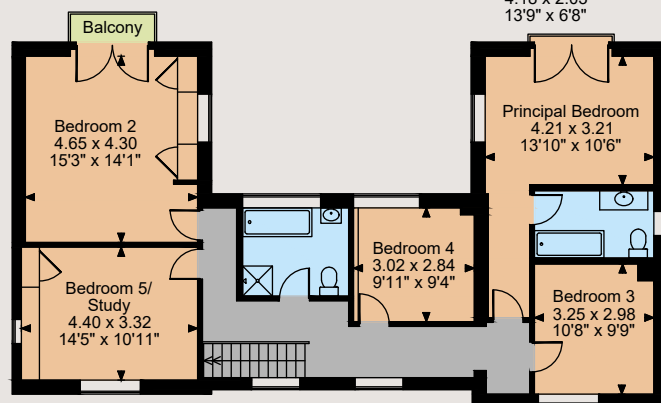




Ethelbert Road, Canterbury  
Main House internal area 2,195 sq ft (204 sq m)  
Garage internal area 316 sq ft (29 sq m)  
Total internal area 2,511 sq ft (233 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

From the Canterbury ring road: Turn onto the Old Dover Road, located between the police station and fire station. Continue along this road, crossing two sets of traffic lights. After about 0.5 mile beyond the second set of traffic lights, turn right into Ethelbert Road where number 30 will be found on the left.

## 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

**Guide Price:** Offers over £1,000,000

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

**01227 473700**

canterbury@struttandparker.com

struttandparker.com

@struttandparker



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