



Ginkgo House, Ethelbert Road, Canterbury, Kent

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# Ginkgo House

## 18 Ethelbert Road

### Canterbury, Kent CT1 3NE

A fine Victorian house providing an excellent family home set in an enchanting garden in a sought-after location within reach of the city centre and schools

City centre 0.7 mile, A2 1.5 miles, Canterbury West station 1.7 miles (London St Pancras from 54 minutes), M2 (Junction 7) 8 miles

Porch | Reception hall | Drawing room | Sitting room | Dining room | Study | Kitchen/ breakfast room | Cellar | Principal bedroom with en suite shower room | 5 Further bedrooms (1 en suite) 2 Family bathrooms | Shower room  
The Garden House: Music/games room | Home office/studio | Shower room  
Garden | 2 Garden studios | Carport | Parking  
EPC rating D | About 0.34 of an acre

### The property

Built in 1898, Ginkgo House is amongst the finest houses in sought-after Ethelbert Road, a residential street of appealing period properties, close to the city centre. Set back behind a high hedge, the house provides extensive accommodation which has retained many historic elements including numerous stunning Arts & Craft and Victorian fireplaces. Whilst at its heart the house has kept its original layout, later modifications have provided features desired for modern family living, including a family kitchen, additional bathroom/shower rooms and air conditioning to several rooms.

The principal reception rooms radiate off a wonderful central hall where a fine, galleried staircase winds its way up to the top of the house. A study and sitting room look to the front of the house and an elegant drawing room has French doors opening to the garden. All enjoy fireplaces, tall ceilings and sash windows.

The dining room, off which there is access to the cellar, is conveniently situated adjacent to the kitchen which has views to the garden and plenty of room for a table; French doors open from the kitchen to a sheltered terrace.

The staircase and landings are a splendid feature of the house rising gently to the bedroom accommodation. On the first floor four generous bedrooms sit to each corner of the house. Both the principal and second bedroom have en suite shower rooms and there is a family bathroom. Two further bedrooms on the second floor share a further bathroom.

Across the courtyard the current owners have created a fantastic additional building, used as a games/music room on the ground floor together with a shower room and a home office/studio on the second floor.

### Outside

The gardens at Ginkgo House are a beautiful oasis, planted with an array of mature shrubs and trees and providing peace and tranquillity in this convenient setting.

Immediately behind the house sits a sheltered terrace providing an outdoor 'room' nestled close to the kitchen and drawing room. The garden beyond invites exploration with glimpses through lush planting including palms, ferns, magnolias and of course a ginkgo tree. A path meanders through the garden which gives way to further secluded spots and two garden studios.

To the front of the house the drive provides plenty of parking and shelter beneath a carport.

### General

**Local Authority:** Canterbury City Council

**Services:** All mains services; gas central heating.

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

**Council Tax:** Band G **Tenure:** Freehold

**Guide Price:** £1,500,000



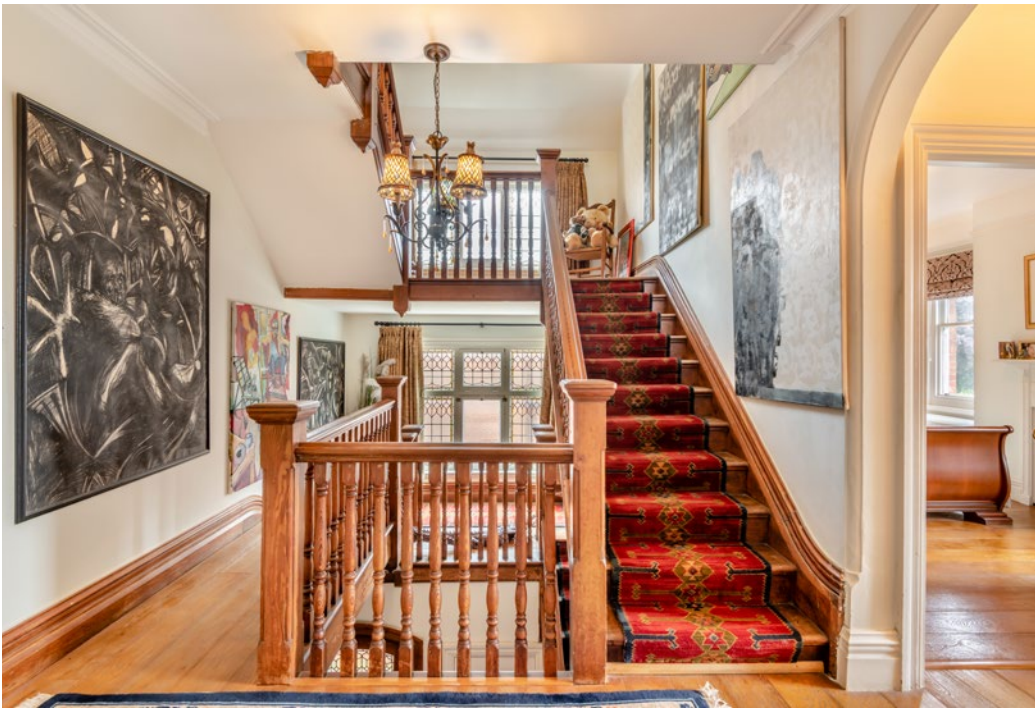










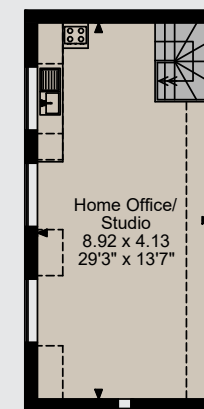
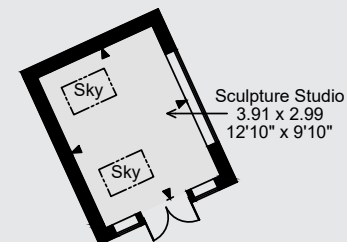
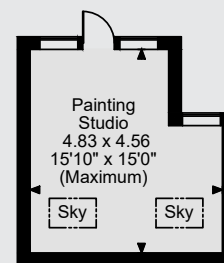
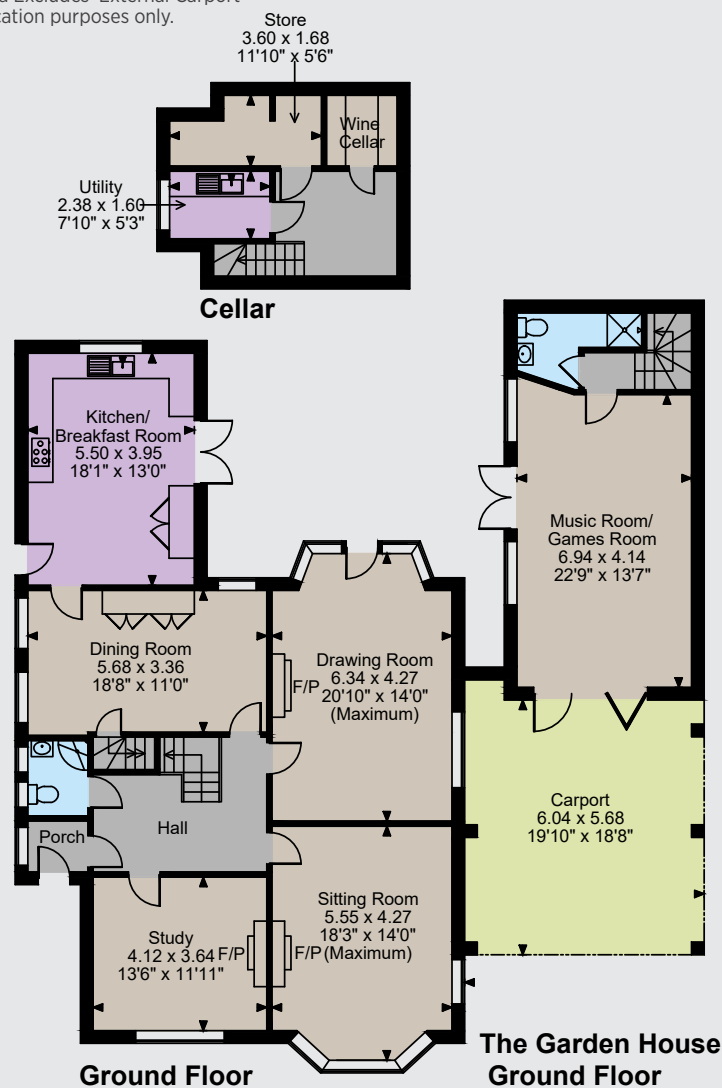




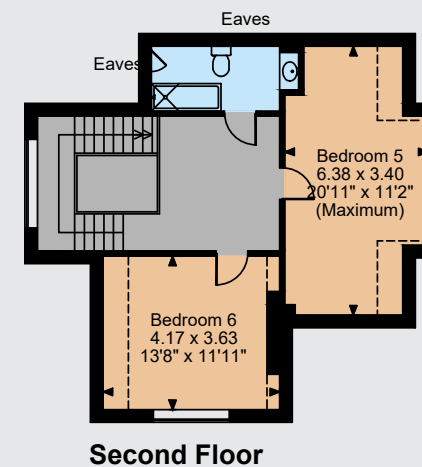
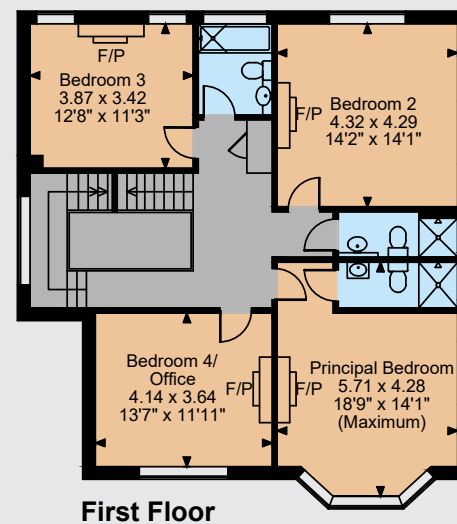




Ginkgo House, Ethelbert Road  
 Main House internal area 3,213 sq ft (299 sq m)  
 The Garden House internal area 698 sq ft (65 sq m)  
 Studios internal area 338 sq ft (31 sq m)  
 Total internal area 4,249 sq ft (395 sq m)  
 Quoted Area Excludes 'External Carport  
 For identification purposes only.



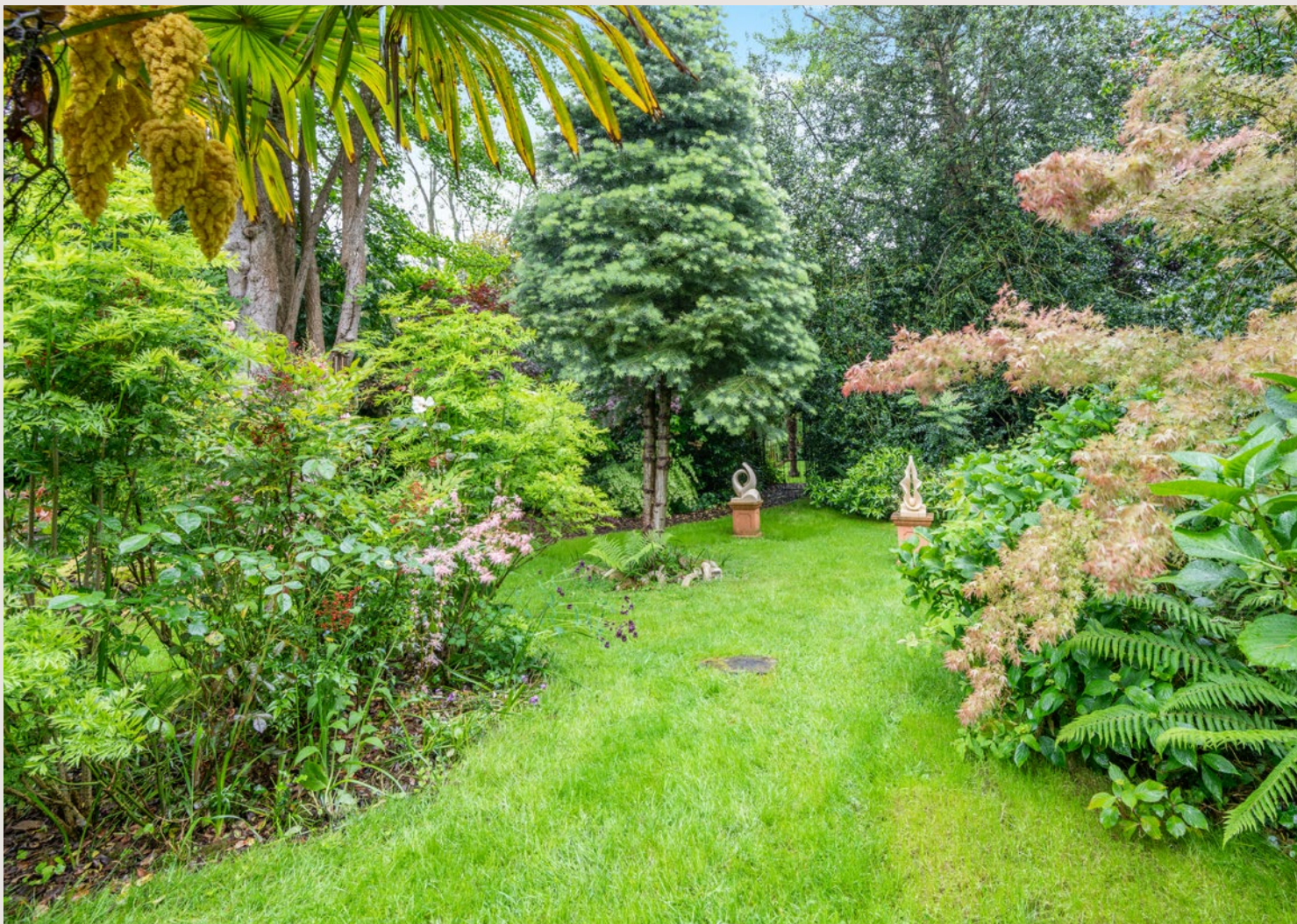
**The Garden House First Floor**



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

□ □ □ Denotes restricted head height

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## Location

The property is situated close to the heart of the city of Canterbury, which offers an array of cultural, sporting and recreational amenities. There is an excellent range of educational facilities in both the independent and state sectors, including the Canterbury grammar schools. 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 takes just under an hour. The area has good access to the Continent via the Port of Dover and Eurotunnel.

## 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 18 will be found on the left

## Canterbury

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