



Meadow House

34 Harkness Drive, Canterbury, Kent



BNP PARIBAS GROUP 

A substantial detached property set in a generous plot, close to the city centre and High-Speed railway station

A wonderful detached family home with elegant, understated modern styling and fittings. Set in a highly desirable location on a peaceful, leafy residential street, backing onto University of Kent woodland and parkland, and within a mile of Canterbury's historic city centre and Canterbury West station.



3 RECEPTION ROOMS



5 BEDROOMS



**3 BATHROOMS
1 CLOAKROOM**



GARAGE & DRIVEWAY



**ABOUT 0.25
OF AN ACRE**



FREEHOLD



CITY



1,874 SQ FT



**GUIDE PRICE
OFFERS OVER
£1,000,000**



The property

Meadow House is a splendid, detached family home, offering over 1,800 sq ft of attractive accommodation, with neutral décor, wooden flooring, and high-quality modern fittings, including being recently fitted with advanced electric heating throughout.

On the ground floor there are three comfortable and well-appointed reception rooms. These include the useful private study at the front, which provides an ideal space for home working. There is also a well-proportioned sitting room, which has a wood-burning stove and stretches from the front to the rear of the ground floor, with a window at the front and French doors opening to the garden at the rear.

Double doors connect the sitting room to the other main living and entertaining space on the lower level, which is the kitchen and dining room. There is ample room for a family dining table, while the kitchen itself has stylish modern fitted units to base and wall level, integrated appliances and under-cabinet and skirting lighting.

The adjoining utility room offers further space for home storage and appliances, as well as access to the rear garden and the integrated garage.

Upstairs there are five double bedrooms, four of which overlook the private rear garden. These include the generous principal bedroom, which has a walk-in wardrobe and an en suite shower room. All four further bedrooms also benefit from built-in storage. Additionally, the first-floor landing leads to the family bathroom, as well as to a shower room, both of which have WCs.



Outside

The newly laid driveway to the front provides parking space for two or more vehicles, with further parking available on street along Harkness Drive.

The integrated garage offers additional parking or storage and workshop space. The garage also provides the potential for conversion into living accommodation if desired, subject to any necessary consents.

There is a large area of south-facing lawn at the front of the house, with the rear garden featuring further lawns and two patio seating areas, enclosed by high hedgerows with woodland beyond, for a sense of peace and seclusion. The garden also includes a timber-framed summer house/garden office.

Location

The property is located in a peaceful and sought-after residential area close to the city centre, ideally positioned to enjoy all that Canterbury has to offer.

The historic city of Canterbury provides a wealth of recreational, cultural and everyday amenities including supermarkets, a broad range of high street and eclectic shops and a plethora of restaurants and public houses, together with a choice of well-regarded schools in both the state and independent sectors.

Canterbury has two mainline stations offering services to London, with the High-Speed train service from Canterbury West to London St Pancras taking under an hour. The nearby A2 provides direct access to the M2 and national motorway network. The Port of Dover and Eurotunnel provide regular services to Continental Europe.



Distances

- Canterbury West station 0.8 mile
- Canterbury city centre 1 mile
- Chartham 4.8 miles
- Whitstable 5.9 miles
- Faversham 9.4 miles
- Eurotunnel Terminal 18.9 miles
- Port of Dover 20.1 miles
- Central London 62.6 miles

Nearby Stations

- Canterbury West (London St Pancras from 53 minutes)
- Canterbury East

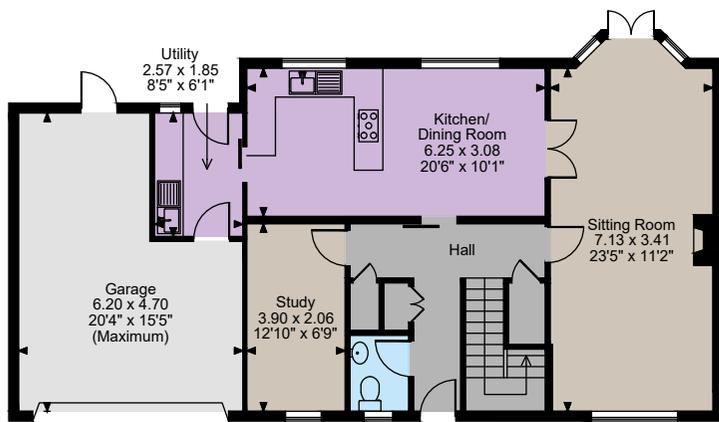
Key Locations

- Canterbury Cathedral
- Westgate Towers Museum & Viewpoint
- Canterbury Roman Museum
- St Augustine's Abbey
- Canterbury Norman Castle
- Beane House of Art and Knowledge
- The Marlowe Theatre
- Leeds Castle
- Whitstable Harbour

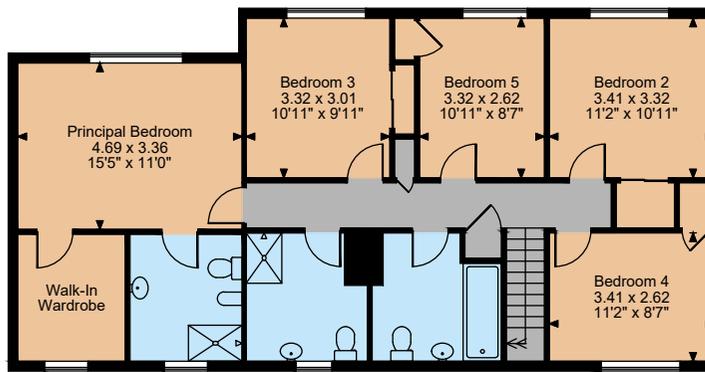
Nearby Schools

- Various local infant and junior schools
- EKC Canterbury College
- Simon Langton Grammar Schools
- St Edmund's School
- Kent College
- The King's School, Canterbury





Ground Floor



First Floor

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

House internal area 1,874 sq ft (174 sq m)
 Garage internal area 258 sq ft (24 sq m)
 Summer House internal area 90 sq ft (8 sq m)
 Total internal area 2,222 sq ft (206 sq m)
 For identification purposes only.

Directions

CT2 7RW
what3words: ///shell.blitz.editor - brings you to the driveway

General

Local Authority: Canterbury City Council
Services: Mains electricity, water and drainage; hot air heating. Solar panels
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: C
Planning: Prospective purchasers should make their own enquiries of Canterbury City Council.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

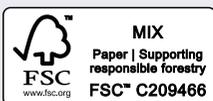
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