



11 Lincoln Avenue  
Canterbury, Kent



## A substantial family home in a good-sized garden, well placed for easy access to the city centre and amenities

A well-presented detached house set in a peaceful position at the end of a quiet cul-de-sac offering a superb lifestyle within easy reach of the city centre, transport links and schools. The property features 2,648 sq ft of flexible, light filled accommodation set in an unexpectedly generous garden.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DRIVEWAY**



**0.3 OF AN ACRE**



**FREEHOLD**



**CITY**



**2,648 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

Set in a tucked away location in a popular residential area, 11 Lincoln Avenue offers excellent accommodation in a good-sized mature garden.

The front door opens to a welcoming central hall off which the accommodation radiates; there is a useful cloakroom to one side. The bright sitting room looks to the front of the house and is arranged around a fireplace. Sliding doors open to the conservatory with French doors leading outside in turn. Together these provide a large space in which to relax and entertain.

Across the hall, to the front of the house, is a peaceful study.

With large windows looking to the garden the kitchen/dining room is an excellent family space at the heart of the house. Arranged around an island with beautifully fitted Shaker style units by Herringbone, a peninsula breakfast bar divides the kitchen and dining area,

where there is plenty of space for a large table. Doors open to the garden and to a useful utility space with a further cloakroom. Beyond this is an additional splendid reception room with a vaulted ceiling and exposed oak beams, currently used as a stunning music room.

On the first floor there are five well-presented double bedrooms, three of which benefit from built-in storage. The principal bedroom has an en suite bathroom with a jacuzzi bath with shower over and twin basins. A family bathroom with a bath and separate shower completes the accommodation.



























## Outside

11 Lincoln Avenue has a driveway to the front providing parking for several cars.

The garden is a major feature of the house, and its generous size is perhaps unexpected in this location.

A sheltered terrace close to the house provides a fabulous entertaining space and the lawn stretches away, opening out to a further area of garden where there is a large shed and a summer house, both of which have power. There are vegetable beds and a greenhouse, as well as two further sheds, provides useful storage.

Various mature trees in the environs create a mature and established setting for the house.

## Location

The property is in a popular South Canterbury residential area and benefits from the historic Cathedral City's wealth of cultural, sporting and leisure amenities, including the Marlowe Theatre and the Beane House of Art & Knowledge. There are several cafés, bars and fine restaurants in the city, as well as a major shopping centre and many individual shops. Notable schools in the area include the Simon Langton Grammar schools, St Edmund's and The King's Schools.

Communication links are well-provided with the nearby A2 giving direct access to the motorway network, linking the M2 and M20. The city also offers a High-Speed commute from Canterbury West station into London St Pancras in under an hour, as well as services to London Victoria from Canterbury East. The area has good access to the Continent via Eurotunnel and the Port of Dover.



## Distances

- Canterbury city centre 0.7 miles
- Whitstable 8 miles
- Faversham 10.5 miles
- Ashford 14.5 miles
- Eurotunnel 16.5 miles
- Port of Dover 17.4 miles

## Nearby Stations

- Canterbury West (London St Pancras from 54 minutes)
- Canterbury East
- Sturry
- Bekesbourne
- Chartham
- Chilham

## Key Locations

- Canterbury city centre (historic cathedral and university city)
- Blean Woods Nature Reserve
- Kent Downs National Landscape
- Whitstable (seaside town)
- Ashford Designer Outlet

## Nearby Schools

- Simon Langton Grammar Schools
- Barton Court Grammar School
- Barton Manor School
- St Anselm's Catholic School
- The King's School
- St Edmund's School
- Kent College
- The Worthgate School
- Pilgrims Way Primary School
- St Thomas' Catholic Primary School
- Wincheap Foundation Primary School



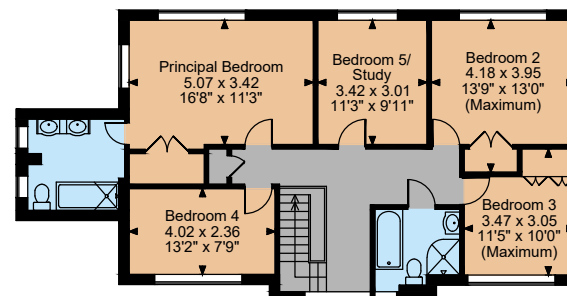
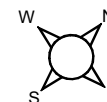
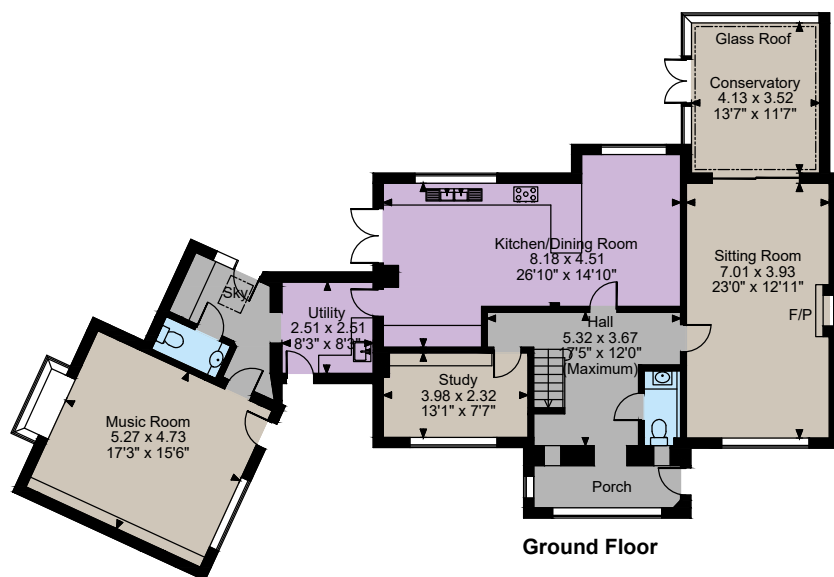




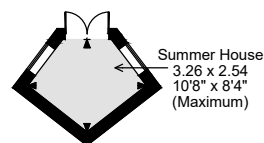
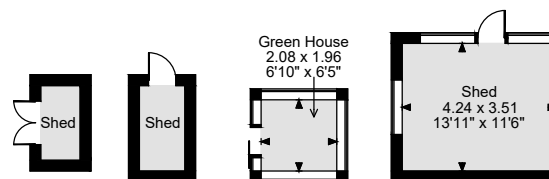








First Floor



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

Main House internal area 2,648 sq ft (246 sq m)  
Outbuildings internal area 314 sq ft (29 sq m)  
Total internal area 2,962 sq ft (275 sq m)  
For identification purposes only.

## Directions

CT1 3YD

**what3words:** ///path.frosted.safe - brings you to the driveway

## General

**Local Authority:** Canterbury City Council

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

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

We understand that fast fibre broadband is available in Lincoln Avenue.

**Council Tax:** Band G

**EPC Rating:** C

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

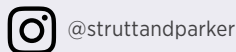
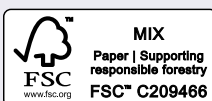
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## Canterbury

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