



Westgate Court

Linden Grove, Canterbury, Kent










Winkworth

STRUTT
& PARKER

BNP PARIBAS GROUP

One of Canterbury's finest houses, with beautiful Georgian proportions and wonderful cathedral and river views.

An impressive detached Georgian home with wonderful reception rooms and five bedrooms. The property sensitively combines modern amenities and original period features, creating an elegant space for both family living and entertaining. A portfolio of adjoining rental properties is available in addition, if desired.

 5 RECEPTION ROOMS	 5 BEDROOMS	 5 BATHROOMS
 DOUBLE GARAGE	 EXTENSIVE GARDENS	 FREEHOLD
 CITY CENTRE	 5,954 SQ FT	 GUIDE PRICE £2,200,000

The property

Dating from the late 18th century, Westgate Court is a beautiful, stuccoed period family home offering nearly 6,000 sq ft of sympathetically updated accommodation arranged over four floors.

The accommodation flows from a formal reception hall with magnificent staircase and includes a drawing room with a fireplace, a sitting room with a contemporary wall-mounted inset fireplace, an office with bespoke shelving, and both dining and family rooms—the latter benefiting from an en suite shower room.

The spacious kitchen features a bay window, a range of wall and base units with complementary worktops, modern integrated appliances, and bespoke fitted seating with space for a good-sized table. A door leads from the kitchen to the side terrace.

Further accommodation includes a garden room with indoor barbecue and tiled flooring, an en suite cloakroom, a large sky lantern, French doors to the side terrace, and additional doors to the rear aspect

and the integral double garage. The property also benefits from generous cellarage with bespoke wine storage, the whole suitable for a variety of uses.

The original sweeping staircase with sub-Adam detail rises from the reception hall to a generous first-floor landing, giving access to the principal bedroom, which enjoys a fitted dressing room and an en suite bathroom. There are four further double bedrooms, two with en suite shower rooms (one of which also benefits from Jack and Jill access to the dressing room). The fourth and fifth bedrooms can inter-connect and make a generous suite with an ensuite bathroom.

A staircase rises to the second floor, which houses the property's pilates/hobby room, a gym with fireplace, fitted storage and a cloakroom, along with a large games room with fitted storage and an inter-connecting store room.

















Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached over a gravelled driveway leading through double wooden gates to a block-paved parking area in front of the integral double garage.

The well-maintained front garden is laid mainly to level lawn bordered by a mature flowerbed and screened by mature topiary. The garden features a paved side terrace, bordered by well-stocked flower and shrub beds, ideal for entertaining and al fresco dining.

The Letting Portfolio and Development Opportunity

Alongside Westgate Court is the Letting Portfolio which is set in a generous garden. Comprising 10 cottages and apartments arranged in three separate buildings, this generates substantial letting income and these three buildings are available in addition, if desired. Details of the letting income are available from the agent. The Letting Portfolio properties will not be sold prior to Westgate Court.

To the South of the letting cottages is a generous lawn and an extensive parking area. This area of the property is considered suitable for further development, subject to any necessary consents. Purchasers may consider this area suitable for a swimming pool, tennis court or a replacement building or additional dwellings.

Location

Located in the popular St Dunstan's area near the river and Westgate Gardens, Westgate Court is ideally situated to enjoy Canterbury's extensive amenities, including boutique shopping and major stores and excellent dining and cultural amenities. The area offers sporting and recreational opportunities including Canterbury Golf Club, County cricket at the St Lawrence Ground and sailing at nearby Whitstable.

High-Speed train services run from Canterbury West (0.2 mile) to London St Pancras from 53 minutes. The nearby A2 provides direct access to the M2 and wider motorway network, and the Port of Dover and the Eurotunnel at Folkestone provide regular services to the Continent.



Distances

- Canterbury High Street 0.3 mile
- Canterbury Cathedral 0.4 mile
- London City Airport 58.4 miles

Nearby Stations

- Canterbury West
- Canterbury East

Key Locations

- Canterbury Cathedral
- Westgate Towers Museum & Viewpoint
- Canterbury Roman Museum
- St Augustine's Abbey
- Canterbury Norman Castle
- Beaney House of Art and Knowledge
- Whitstable Harbour

Nearby Schools

- Simon Langton Grammar Schools
- St Edmund's School
- Kent College
- Kent College Infant and Junior School
- Junior King's School
- The King's School
- The Worthgate School



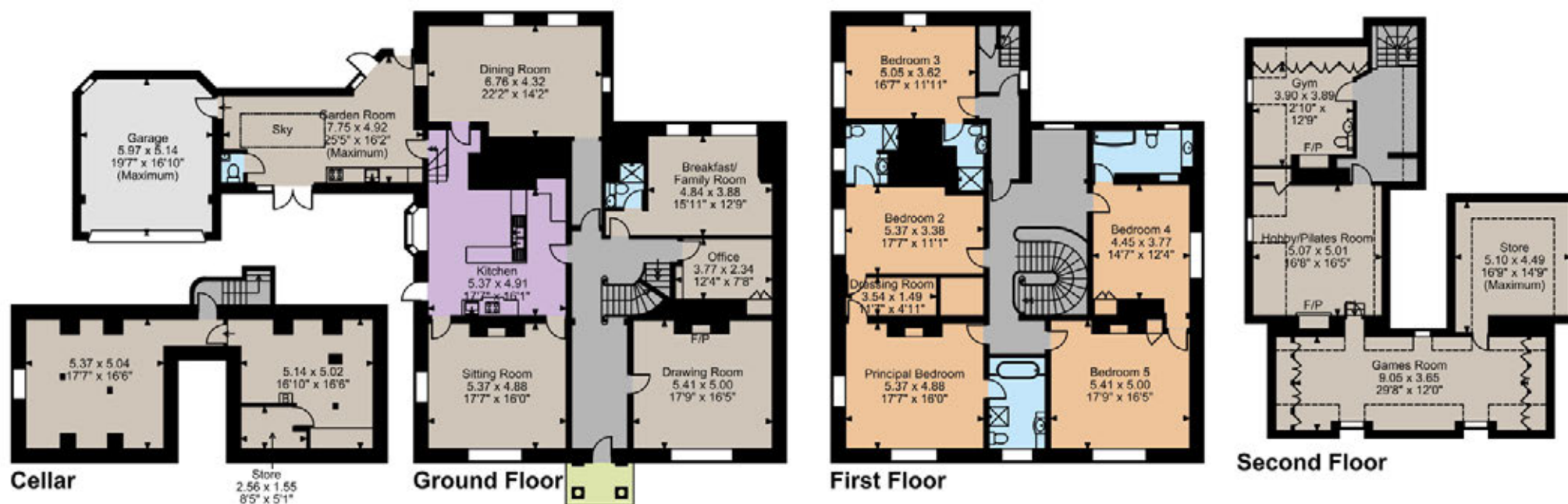
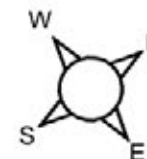








Westgate Court, Linden Grove, Canterbury
Main House internal area 5,954 sq ft (553 sq m)
Garage internal area 325 sq ft (30 sq m)
Total internal area 6,279 sq ft (583 sq m)

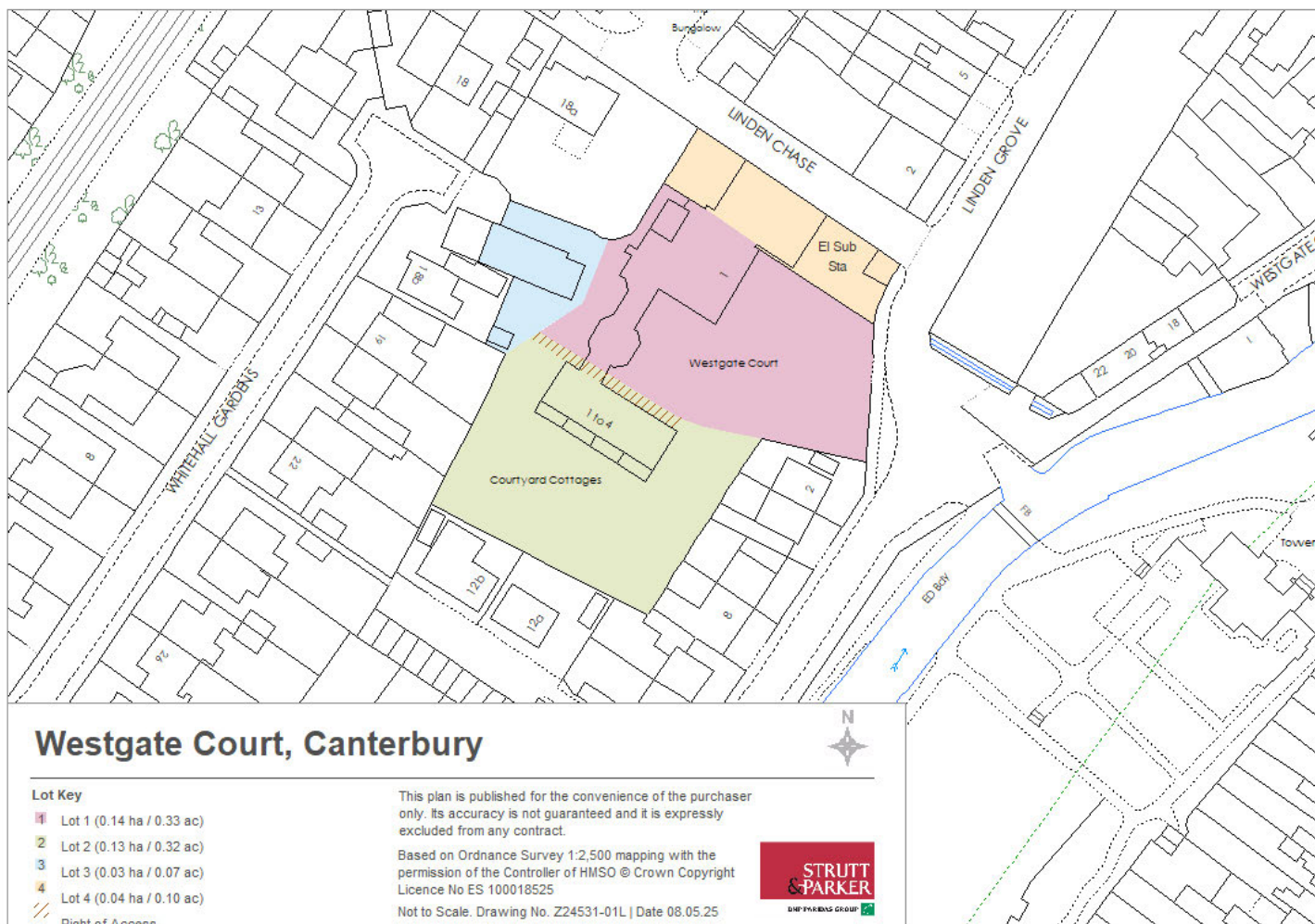


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8630878/SS



Floorplans

House internal area 5,954 sq ft (553 sq m)

Garage internal area 325 sq ft (30 sq m)

Total internal area 6,279 sq ft (583 sq m)

For identification purposes only.

Directions

CT2 8AB

What3Words: ///teach.smiles.decide - brings you to the property's driveway

General

Local Authority: Caterburty City Council

Services: All mains services. Gas heating.

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

Council Tax: Band G

EPC Rating: B

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

Planning: Prospective purchasers should make their own enquiries of Canterbury City Council.

Agent's Note: The Letting Portfolio will not be sold prior to Westgate Court.

Winkworth

Albert House, 14 St John's Lane, Canterbury, CT1 2QG

01227 456645

canterbury@winkworth.co.uk

winkworth.com

Canterbury

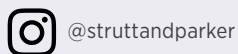
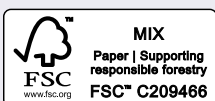
2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com

struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

Winkworth

For the finer things in property.

