



Linden House

Linden Grove, Canterbury, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine Grade II Listed townhouse in a fantastic location close to the city centre

An elegant Georgian fronted house offering a wonderful family home, set in a pretty walled garden and within striking distance of the city centre and Canterbury West station (journey times to London St Pancras from 54 minutes)



5 RECEPTION ROOMS



6 BEDROOMS



2 BATHROOMS CLOAKROOM



OFF-STREET PARKING



GARDEN



FREEHOLD



CITY CENTRE



3,299 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Linden House is a handsome property located in the wonderfully convenient and sought after St Dunstan's area of Canterbury, close to the river Stour and Westgate Gardens. Likely built between 1690 and 1710 during the reign of William III or Queen Anne, the house was Georgianised, probably in 1772, giving the imposing symmetrical façade with a stone capped brick parapet seen today. Restored by the current owners and subsequently cherished for some 47 years, Linden House offers the opportunity to acquire a wonderful family home.

Set behind wrought iron railings, steps rise to the front door which opens to a central hall. Either side sit a pair of well-proportioned reception rooms, arranged as a drawing and sitting room with high ceilings and fireplaces. Tall sash widows flood the rooms with light, and each has a cast iron fireplace.

Steps down provide access to a welcoming kitchen/dining room with units arranged around an Aga to one end and plenty of space for a table to the other. This

comfortable family space overlooks and opens to the pretty walled garden and a large utility provides practical ancillary space, off which is a shower room.

Stairs descend to the lower ground floor where there is a useful workshop, a larder and a spacious study.

An elegant staircase leads through the house to the first and second floors. Two generous bedrooms sit to the front of the house enjoying the Georgian proportions. To the back of the house are two further bedrooms and a bathroom as well as a separate cloakroom. The second floor is home to a pair of charming attic bedrooms.

Planning permission has been granted for alterations to create an additional bathroom. For further information please visit Canterbury City Council planning portal Ref: CA/25/01234









Outside

Set back from the street behind Grade II listed wrought iron railings, Linden House is adorned by a mature wisteria.

Behind the house, a secluded walled garden provides a lovely setting with a terrace, established beds and shrubs. A deck to one corner provides a secluded seating area enjoying views back to the house.

The house has the benefit of extensive parking along the side of Linden Chase, which is a private road.

Location

Located in the popular St Dunstan's area, near the Great Stour river and Westgate Gardens, Linden House 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 0.3 mile
- Ashford and Ashford International 14.5 miles
- Dover 17.0 miles
- Folkestone 18.4 miles
- Central London 62.6 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
- Beane House of Art and Knowledge
- Leeds Castle
- Whitstable Harbour

Nearby Schools

- Simon Langton Grammar Schools
- Barton Court Grammar School
- St Edmund's School
- Kent College
- The King's School
- The Worthgate School







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,299 sq ft (307 sq m)

Store internal area 18 sq ft (2 sq m)

Total internal area 3,317 sq ft (309 sq m)

For identification purposes only.

Directions

CT2 8AB

what3words: ///cakes.shunts.pilots- brings you to the property

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/>

Council Tax: Band G

EPC Rating: D

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.

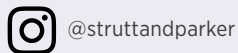
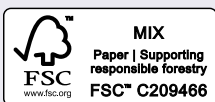
Agent's Note: Please contact the agent for further information regarding the parking arrangements.

Canterbury

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

01227 473700

canterbury@struttandparker.com
struttandparker.com



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