

# The Wheelhouse Nunnery Green, Canterbury



Strutt  
& Parker

Land and property. Since 1885.



3,520 sq ft (327sq m) | Freehold  
5 reception rooms | 6 bedrooms  
Integrated garage | Courtyard garden

Guide price £900,000

## A hidden gem just outside Canterbury's historic city walls.

The Wheelhouse is a fascinating Grade II listed period home converted from an 18th-century industrial building. The building is surprisingly large with the most remarkable vaulted room in the weatherboarded section, together with a garage, off-road parking and outdoor terraces.

The heart of the ground floor is the impressive 32ft drawing and dining room, a relaxed open-plan reception space centred around a handsome brick-built fireplace fitted with a log burner. Also on the ground floor are a well-appointed kitchen and breakfast room, together with a useful private study opening into a bright conservatory.

The kitchen features fitted timber cabinetry, a range cooker and integrated appliances, while the adjoining utility room provides additional fitted storage and space for laundry appliances.

A further impressive reception room occupies the first floor, where the 36ft sitting room features a vaulted ceiling, exposed timber eaves and a Juliet balcony. A mezzanine level above provides additional and versatile living space overlooking the sitting room below – a superb space for large gatherings.

Bedroom accommodation includes a ground-floor guest bedroom with an en suite shower room, together with five further double bedrooms on the first floor. The principal bedroom benefits from an en suite shower room and built-in storage, while two further bedrooms are fitted with washbasins. A family bathroom completes the first-floor accommodation.

Bedroom 2 and the associated rooms would allow for use as an annexe, teenager or guest accommodation.

To the front, a shared driveway provides parking and access to the integrated garage and further parking.

The attractive front garden features well-stocked borders planted with shrubs and flowering perennials, while the enclosed rear courtyard garden provides an inviting outdoor space with areas for al fresco dining, colourful planted beds, an ornamental pond, a greenhouse and a charming children's Wendy house.

**Location**

The property is situated in the Nunnery Fields conservation area, a popular South Canterbury residential area, and benefits from the historic Cathedral City's extensive wealth of amenities, including the Marlowe Theatre and the Beaney House of Art & Knowledge.

The area offers sporting and recreational opportunities including Canterbury Golf Club, County cricket at the St Lawrence Ground and sailing at nearby Whitstable. 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, Kent College, St Edmunds and The King's School.

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 Port of Dover and the Eurotunnel at Folkestone provide regular services to Continental Europe.

Postcode region: CT1

**General**

Local Authority: Canterbury City Council  
Services: All mains services; gas heating  
Council Tax: Band F  
EPC Rating: D  
Agent's Note: There is a right of way across the shared driveway. Please contact the Agents for further information.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



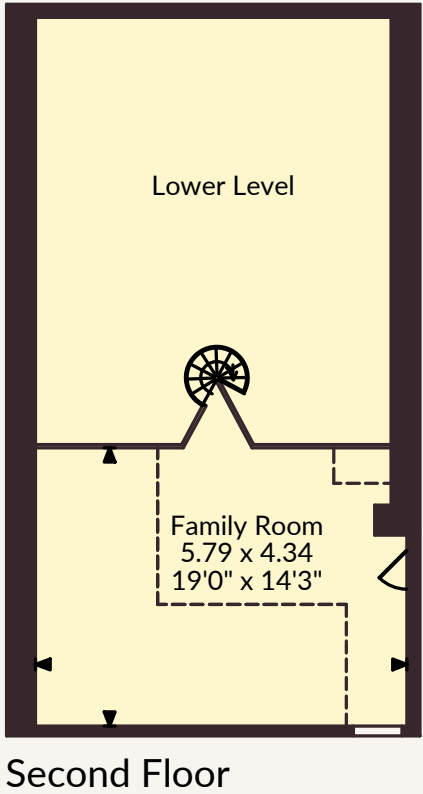
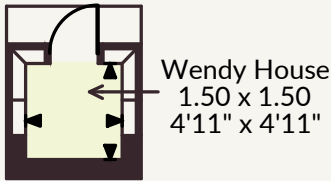
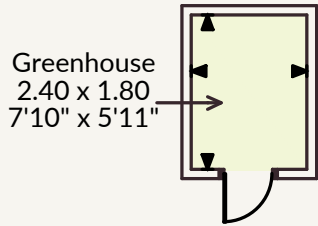
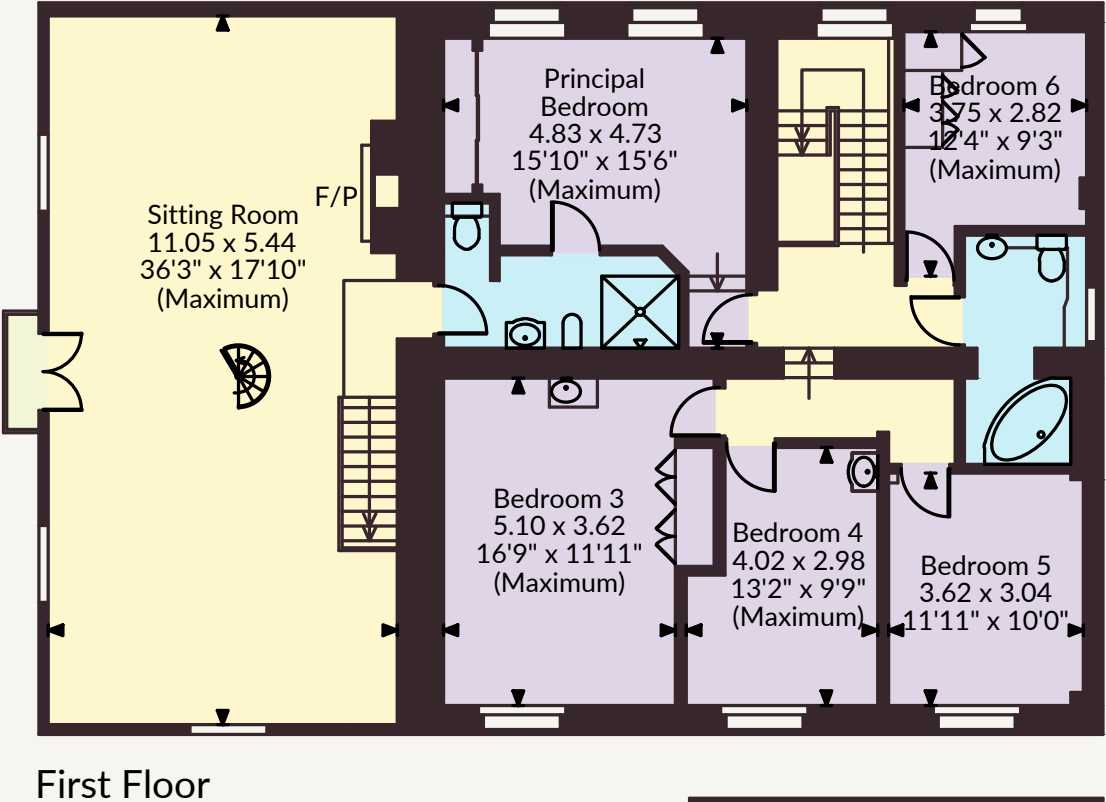
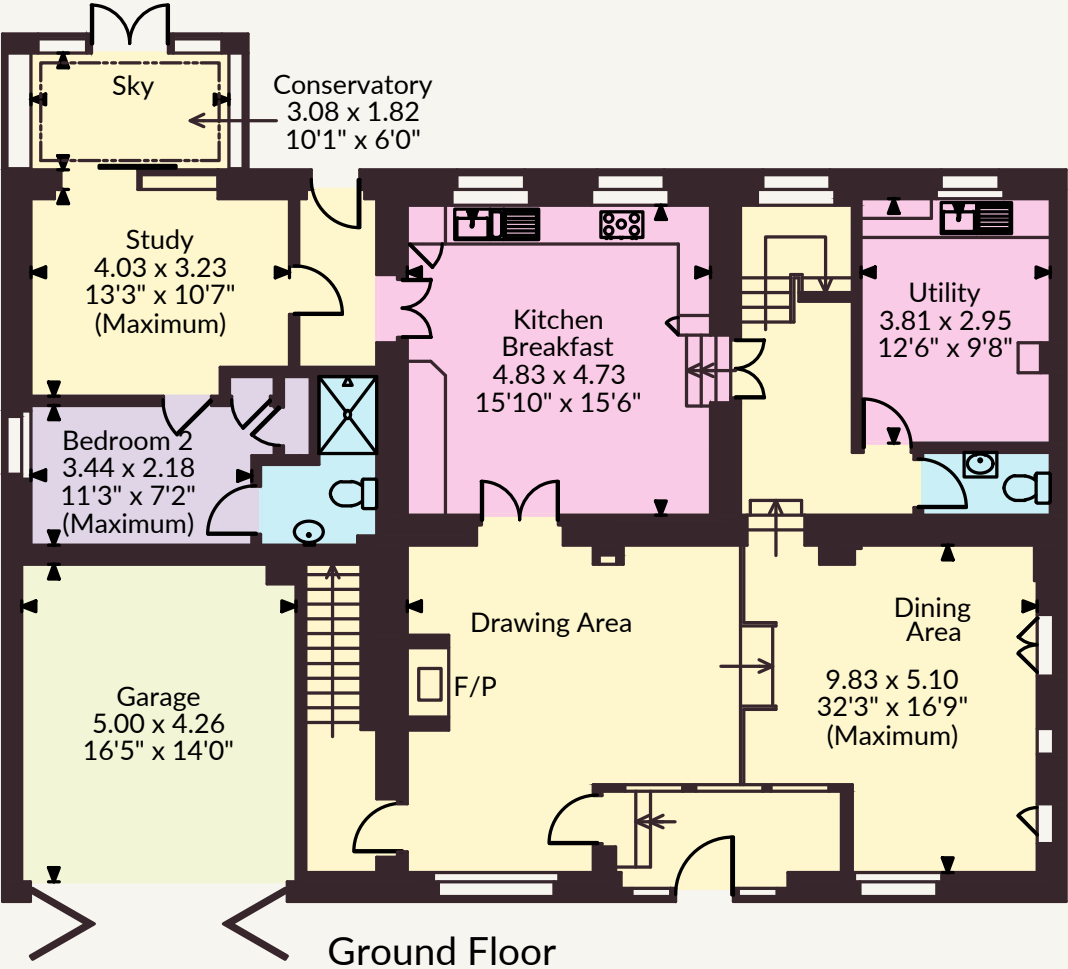
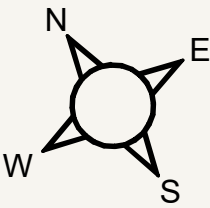
The Wheelhouse Nunnery Green, Canterbury

Main House internal area 3,520 sq ft (327 sq m)

Garage internal area 228 sq ft (21 sq m)

Greenhouse & Wendy House internal area 71 sq ft (7 sq m)

Total internal area 3,819 sq ft (355 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/8696289/SAP

**Strutt & Parker Canterbury**  
2 St Margaret's Street, Canterbury, Kent CT1 2SL  
01227 473700 | canterbury@struttandparker.com

@struttandparker 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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken July 2026. Particulars prepared July 2026.



Strutt  
& Parker

Land and property. Since 1885.