



55 Old Dover Road, Canterbury, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

55 Old Dover Road Canterbury, Kent CT1 3DE

A stylish and relaxed townhouse with a garage and off-road parking, in a sought-after Canterbury position.

Canterbury West station 1.5 miles (London St Pancras from 54 minutes), M2 (Junction 7) 7.6 miles, Ashford 14.9 miles

Entrance hall | Sitting room | Open plan kitchen/dining area | Utility | Cloakroom | 5 Bedrooms | 2 Bathrooms | Garage | Off-road parking for two cars | Shed | Garden | EPC rating D

The property

55 Old Dover Road is a fine period townhouse with a charming walled garden, located close to Canterbury city centre and benefitting from a garage and off-road parking. The property offers bold styling and fittings that work with the elegant character of the house, providing a collection of welcoming and bright rooms that give the house a great sense of warmth.

Ideal for entertaining on a small or large scale, the main reception room is the 27ft ground floor sitting room, which stretches from the front to the rear and includes a large bay window and two fireplaces, both fitted with wood-burning stoves. The ground floor also has a utility room and cloakroom.

The elegant staircase curves down to the lower level, where there is an open-plan kitchen and dining area with a cosy wood-burning stove. This is a superb social space where natural light floods in via the French doors, which open to wide steps to the rear garden; a window seat catches the evening sun. The kitchen itself has plenty of storage in an array of white Shaker-style units; there is a central island with a breakfast bar together with integrated appliances.

The first floor has two well-proportioned double bedrooms and a large family bathroom with a separate shower. On the second floor there are a further three comfortable bedrooms and an additional bathroom.

Outside

At the front of the house there is a small sheltered garden with steps and a paved pathway leading to the entrance.

The rear garden has steps leading from the lower level dining area to a patio space, while there is also a second seating area shaded by a timber-framed pergola, ideal for al-fresco dining. The walled garden includes an area of lawn and colourful, well-stocked border beds with various shrubs.

A path via the rear gate leads to a garage and off-road parking area with space for two cars, with vehicular access via Cossington Road.

Location

The property is in a Conservation Area within popular South Canterbury 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.

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.

Notable schools in the area include the Simon Langton Grammar schools, St Edmunds and The King's Schools.











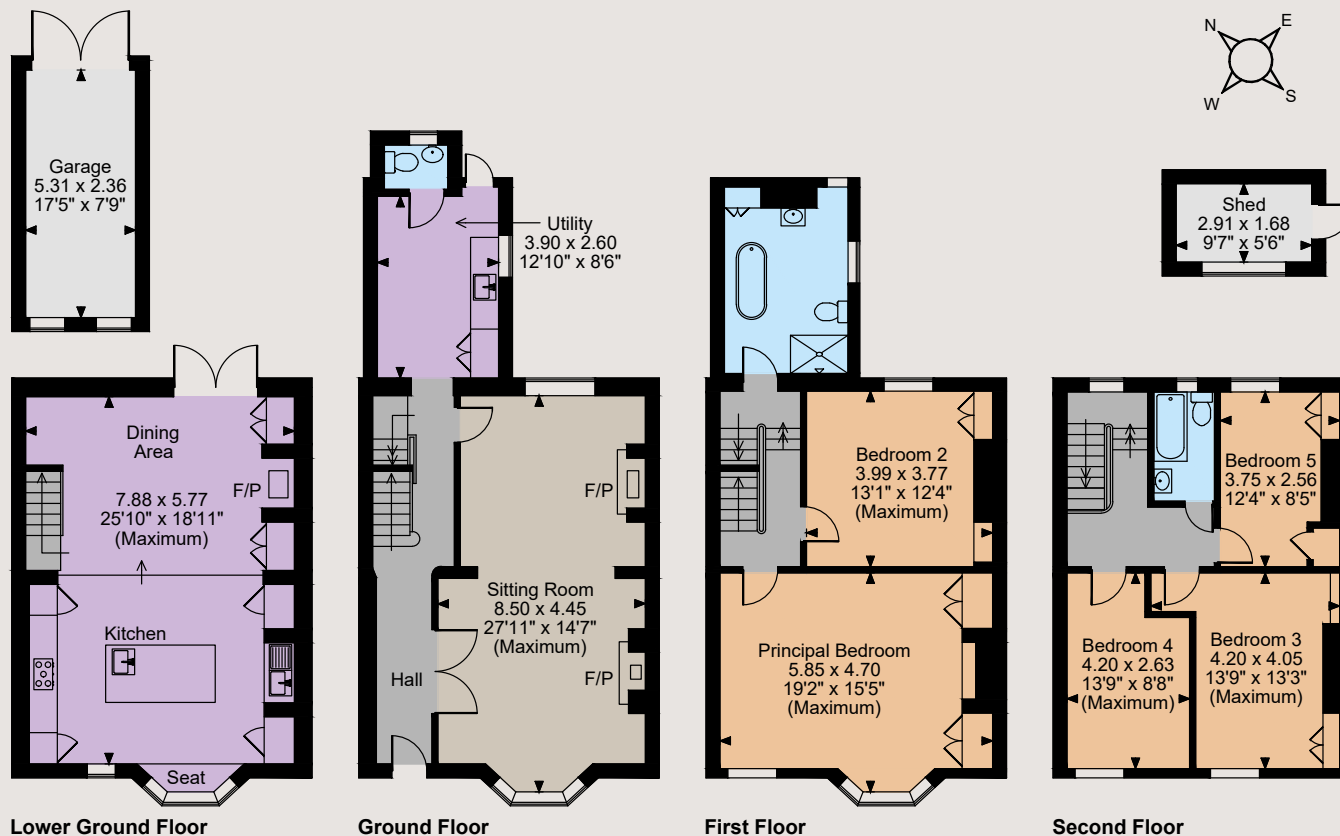








Old Dover Road, Canterbury
 Main House internal area 2,283 sq ft (212 sq m)
 Garage internal area 135 sq ft (13 sq m)
 Shed internal area 53 sq ft (5 sq m)
 Total internal area 2,471 sq ft (230 sq m)



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



Directions

From Strutt & Parker's Canterbury office:
 Exit onto Watling Street. At the Riding Gate roundabout continue straight over onto Old Dover Road. After approximately 0.3 mile, the property will be found on the left..

General

Local Authority: Canterbury City Council
Services: All mains services; gas central heating
Council Tax: Band F
Tenure: Freehold
Guide Price: £875,000

Canterbury

2 St Margarets Street, Caterbury, Kent, CT1 2SL

01227 473 700

canterbury@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

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