



173 Old Dover Road  
Canterbury, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A fine Victorian townhouse with two studio apartments and off-street parking, in a sought-after Canterbury setting

A handsome home offering nearly 3,200 sq ft of bright and appealing accommodation. The property features four bedrooms, charming period details, and high-quality fittings throughout. With a flexible layout spanning four levels, it also includes two basement apartments, providing potential for regular rental income.



**1 RECEPTION ROOM**



**4 - 6 BEDROOMS**



**3 - 5 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**CITY**



**3,173 SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

Recently renovated and stylishly finished, 173 Old Dover Road is an elegant semi-detached Victorian property providing a spacious and well-appointed home. In addition to the main house there are two self-contained basement studio basement apartments.

The front door opens to a welcoming entrance hall showcasing the classic features of the house, including stained glass windows, deep skirtings and the original staircase. A tiled floor has been reinstated in keeping with the age of the house and underfloor heating continues throughout this level. A useful cloakroom is found at the end of the hall.

A well-proportioned sitting room sits to the front of the house with a southwest-facing bay window introducing plenty of natural light. There is built-in shelving to the side of an open fireplace and a pair of part-glazed double doors open to the kitchen/breakfast room allowing the space to be open plan or not, as desired.

The kitchen is at the heart of the house and combines the traditional with contemporary styling around a large island and Aga with space for a dining table and a seating area. Masses of light floods in through a roof lantern and bi-fold doors, which open to a deck overlooking the garden.

On the first floor there are two comfortable, connecting double bedrooms, currently arranged as a principal suite with one of the bedrooms utilised as a work room/study; there is a dressing room and an en suite bathroom. Stairs continue to the second floor where there are two further double bedrooms both of which have en suite shower rooms.

The basement apartments each have their own entrances and offer comfortable, well-appointed studio accommodation. Both units have a sitting room and bedroom area, a well-equipped kitchen and a shower room. The apartments offer the potential to bring in a steady rental income.











## Outside

173 Old Dover Road is set back behind a front garden bordered by a low brick wall. Pillars flank a pathway to the front door and there is a silver birch in the garden. A side path provides access to the two self-contained apartments.

To the rear of the house, at the head of the long garden, there is a raised timber deck, accessed from the kitchen/breakfast room via bi-fold doors, while below there is a covered terrace for al fresco dining. The lawn beyond is bordered by well-stocked beds.

At the end of the garden there is a vegetable garden with a greenhouse and raised beds, as well as a detached single garage and a parking area, accessed via a lane off St Lawrence Road. Further parking is available along Old Dover Road via a resident permit scheme.



## 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 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.

## Distances

- Canterbury city centre 0.7 miles
- Whitstable 8.0 miles
- Faversham 10.5 miles
- Ashford 14.5 miles

## Nearby Stations

- Canterbury East
- Canterbury West

## 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
- St Anselm's Catholic School
- Barton Court Grammar School
- The King's School
- St Edmund's School
- Kent College





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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8630705/SS

## Floorplans

Main House internal area 2,967 sq ft (276 sq m)  
Garage internal area 142 sq ft (13 sq m)  
Greenhouse & Shed internal area 64 sq ft (6 sq m)  
Total internal area 3,173 sq ft (295 sq m)  
For identification purposes only.

## Directions

CT1 3EP

///what3words: sudden.undulation.supper - brings you to the driveway

## General

Local Authority: Canterbury City Council

Services: All mains services; gas heating

Council Tax:

Main house - Band E; Studios A and B - Band A

EPC Rating: Main house - D; Studio A - E; Studio B - D

Tenure: Freehold

Broadband: Is installed at the property

Mobile phone coverage: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**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 January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Canterbury

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

01227 473700

canterbury@struttandparker.com

struttandparker.com



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

For the finer things in property.

