



48 Roper Road, Canterbury, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

48 Roper Road Canterbury, Kent CT2 7EQ

A beautifully presented five-bedroom Edwardian townhouse in a charming walled garden

Canterbury West station 0.5 mile (London St Pancras from 54 minutes), Canterbury centre 0.9 mile, M2 (Junction 7) 7 miles

Entrance hall | Sitting room | Dining area
Kitchen | 5 Bedrooms | Family bathroom
Walled garden | Shed | On-road parking | EPC rating E

The property

48 Roper Road is a handsome brick-built period townhouse with sash and wide bay windows and an array of character features, including high corniced ceilings and feature fireplaces, with an attractive walled garden to the rear.

The property's interiors have been meticulously refurbished to provide three floors of stylish yet in-keeping accommodation. Canterbury West station is only half a mile away for the High Speed service to London St Pancras.

The airy entrance hall with stairway and store cupboard opens into the expansive 28 ft open sitting room with its bay window housing a charming window seat; there is a pair of fireplaces and French doors opening to the sunny terrace.

The attractive kitchen features a range of elegant sage cabinetry with wooden work surfaces. This space has also been opened into the adjacent light-filled and tranquil dining area, which enjoys a bi-folding door to the pretty rear terrace and walled garden.

The first and second floors house five versatile, well-proportioned and tasteful bedrooms, all with an array of feature fireplaces, three with fitted wardrobes. On the first floor is a family bathroom with a stylish suite.

Outside

The property enjoys a pleasing formal front garden with an ornamental tree, colourful herbaceous planting and a fine frontage, with on-road parking available via a residents' permit from Canterbury City Council.

The garden to the side and rear is enclosed via charming traditional brick walls, ideal for climbing plants, with a generous paved terrace offering the ideal private space to dine al fresco. There is also a section of level lawn with a mature tree and shed.

Location

The historic city of Canterbury provides a wealth of recreational, cultural and everyday amenities including supermarkets, a broad range of high street and eclectic shops and a plethora of restaurants and public houses.

Barton Wood and Blean Forest are ideal for walking and cycling. Several notable educational facilities include The King's School, St Edmund's School, the Simon Langton grammar schools and The University of Kent.

The A2 and M2 offer convenient road links, with a High-Speed train service to London St Pancras from Canterbury West just half a mile from the property. The area has good access to the Continent via the Port of Dover and Eurotunnel at Cheriton.



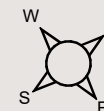
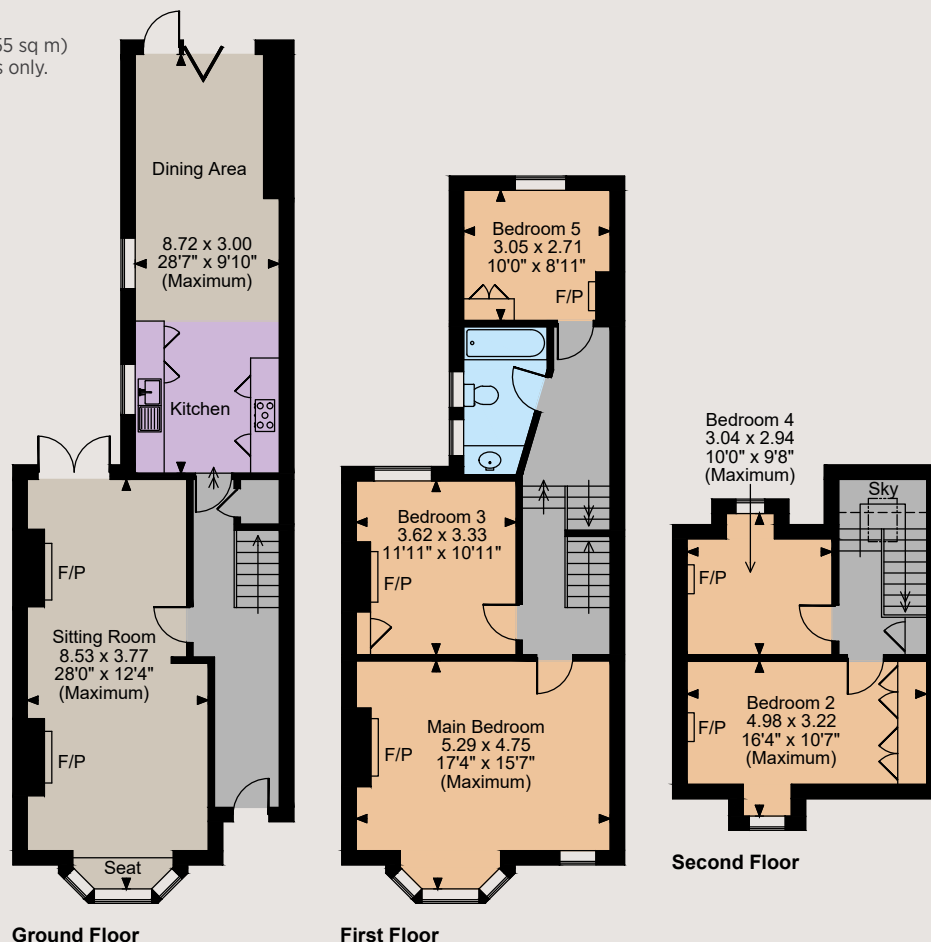








Roper Road, Canterbury
Internal area 1,664 sq ft (155 sq m)
For identification purposes only.



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

From Strutt & Parker's Canterbury office: Head south, taking the third exit at the roundabout to stay on Watling Street and the third exit at the next roundabout onto Rhodas Town (A28). At the following, take the third exit onto Rheims Way. Continue to follow signs to the A290 for around half a mile before turning right onto Roper Road and shortly left onto Pengelly Place, where the property will be on the left.

General

Local Authority: Canterbury City Council
Services: All mains services; gas central heating
Council Tax: Band E
Tenure: Freehold
Guide Price: £750,000

Canterbury

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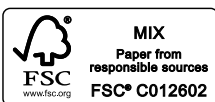
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