



45 Roper Road, Canterbury, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

45 Roper Road Canterbury, Kent CT2 7EQ

A handsome Edwardian townhouse of great integrity, with a walled garden and off-road parking.

Canterbury West station 0.4 mile (London St Pancras from 53 minutes), Canterbury city centre 1 mile, M2 (Junction 7) 8.8 miles, Faversham 9.5 miles, Ashford 15.2 miles, London Gatwick Airport 64.1 miles town

Storm porch | Reception hall | Drawing room
Sitting room/bedroom 5 | Dining room | Cellar
Store | Kitchen | 4/5 Bedrooms | Family
bathroom | Separate cloakroom | Garden
External WC | Driveway | EPC rating E

The property

45 Roper Road is a notable Edwardian townhouse with a collection of original features, including high corniced ceilings and charming feature fireplaces. Sash and bay windows flood the rooms with natural light. There is a walled garden to the rear, and driveway to the front – a rarity for the location. Canterbury West station is under half a mile away for access to the High Speed services to London St Pancras.

The storm porch and front door with stained-glass panels opens to an attractive reception hall with a stairway, decorative moulded archway and exposed wood flooring that runs throughout much of the home. From here, the cool cellar below can be accessed.

The elegant front-facing drawing room with bay window, feature fireplace and chequerboard flooring sits beside a formal dining room with a further fireplace and doors opening to the sunny west-facing terrace.

The good-sized galley kitchen also opens to the garden and is fitted with a broad range of neutral Shaker-style wall and base cabinetry;

there is a double Butler sink and various additional integrated appliances.

The first floor is also home to an expansive 18 ft sitting room enjoying the light-filled bay window and a further feature fireplace; this room could also be used as a bedroom, if desired. Both the upper floors house four bright bedrooms with an array of fitted storage and charming period features. There is a family bathroom and adjacent cloakroom.

Outside

The property is set back, with a low red brick wall enclosing a section of front garden with various shrubs, alongside which is a driveway and side access to the rear walled garden.

There is a paved courtyard terrace followed by a sizable private patio and a small veranda beside the original outdoor WC. Steps lead up to the pretty lawned walled garden, which enjoys a bright westerly aspect and is surrounded by mature shrubs and colourful herbaceous planting.

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. 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 less than half a mile from the property. The area has good access to the Continent via the Port of Dover and Eurotunnel.











Roper Road, Canterbury
Internal area 1,796 sq ft (167 sq m)
Quoted Area Excludes 'Outside W.C.'
For identification purposes only.



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

□□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8590519/SLU

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, 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: £785,000

Canterbury

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

01227 473700

canterbury@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

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 April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

