

South Canterbury Road,
Canterbury



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An impressive and extended detached family home offering over 2,600 sq ft of contemporary living space, featuring a striking open-plan kitchen and a well-maintained garden, in a prime Canterbury location.

This attractive family home provides bright and spacious accommodation, combining traditional proportions with a contemporary open-plan layout. The accommodation is arranged over two generous, light-filled floors and features attractive neutral décor throughout.

The ground floor is centred around an impressive 32 ft open-plan kitchen, breakfast and family area, forming the heart of the home. The kitchen is well appointed with sleek, high-gloss units, a large central island, integrated appliances and a vaulted ceiling section with multiple skylights. Bi-fold doors allow for an abundance of natural light and open onto the rear terrace.

Complementing this space are two further reception rooms: a generous drawing room and a separate sitting room, both featuring fireplaces. The sitting room benefits from an elegant bay window, while the drawing room has direct access to the family area and opens to the rear garden via French doors. Practical requirements are well catered for, with a large utility room, a dedicated boiler room, a walk-in pantry and a cloakroom.

On the first floor, the principal bedroom suite offers a dressing room, an en suite shower room and French doors opening to a Juliet balcony overlooking the rear garden. There are three further bedrooms, one of which benefits from en suite facilities, while another features a front-facing bay window. A family bathroom with a separate bathtub and walk-in shower completes the accommodation.

To the front, a wide block-paved driveway provides ample off-street parking.

The rear garden is of generous size, divided into two sections by a mature hedge and covered seating area. The first section comprises a broad stone patio adjoining the house and an area of level lawn beyond, featuring mature trees and bordered by established hedging and fencing. A gateway leads to the rear orchard area. The grounds also include two sheds and a store.

2,604 sq ft (242 sq m) | Freehold
2 Reception rooms | Open plan kitchen/dining/family room
4 Bedrooms and 3 bathrooms | Off-street parking

Guide price £1,100,000

Location

The property is conveniently situated in a well-regarded residential area close to the centre of the historic cathedral city of Canterbury. The city offers an excellent range of shopping, dining and cultural amenities, including the Marlowe Theatre, Curzon cinemas, Canterbury Cathedral and a variety of independent shops and cafés. There are also good everyday facilities nearby, with local shops and supermarkets within easy reach.

The area is particularly well served for education, with a number of highly regarded independent and state schools, including The King's School, St Edmund's School, Kent College, the Simon Langton grammar schools and Canterbury College.

Communications are excellent, with Canterbury West station providing High Speed services to London St Pancras in under an hour, while Canterbury East offers links to London Victoria. The A2 is easily accessible, connecting to the M2 and providing routes towards London and the Kent coast. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: CT1

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating.

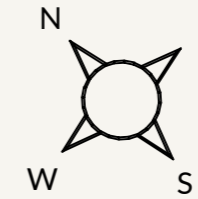
Council Tax: Band F

EPC Rating: C

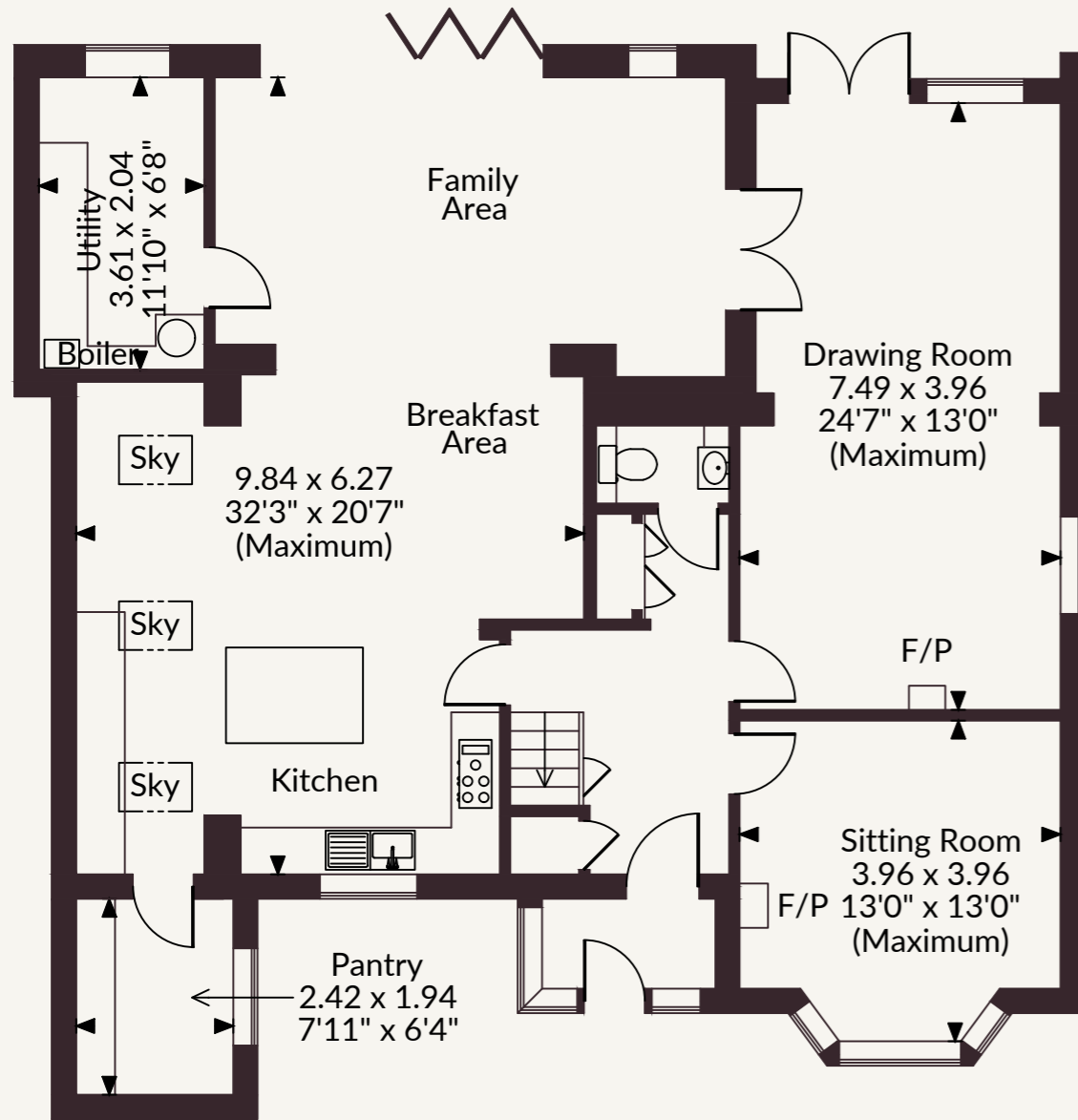
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



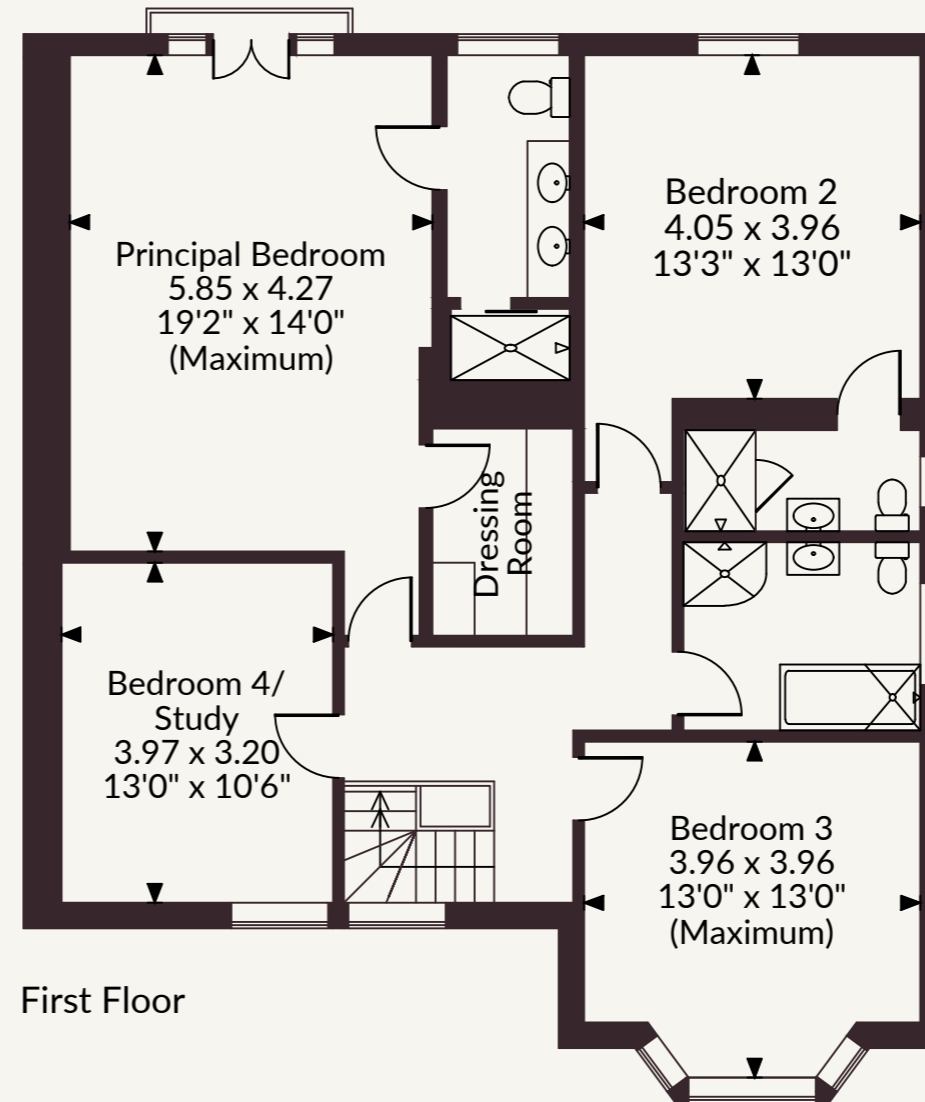
South Canterbury Road, Canterbury
 Main House internal area 2,604 sq ft (242 sq m)
 Sheds & Store internal area 415 sq ft (39 sq m)
 Total internal area 3,019 sq ft (280 sq m)



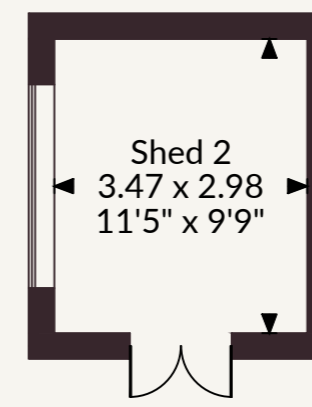
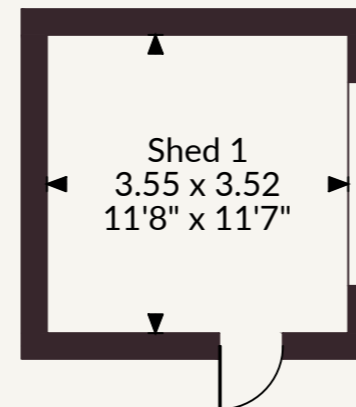
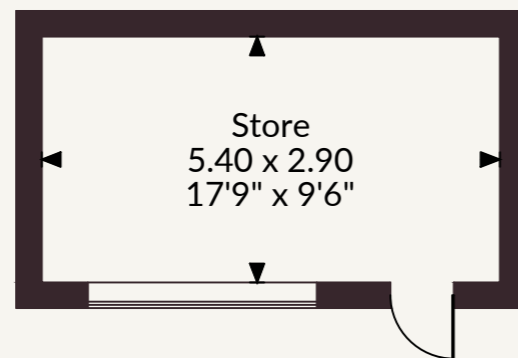
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Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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