



2 St Alphege Lane, Canterbury, Kent

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**STRUTT
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2 St Alphege Lane Canterbury, Kent CT1 2EB

A Grade II listed Georgian town house with a private walled garden and garage

Canterbury West station 0.8 mile (London St Pancras from 54 minutes), M2 (Junction 7) 7.6 miles, Ashford 15.3 miles, Folkestone 17.7 miles

Reception hall | Drawing room | Sitting room
Dining room | Kitchen/breakfast room | Utility
Cloakroom | Cellar | 4 Double bedrooms
Family bathroom | Family shower room | Walled courtyard garden | Garage | EPC rating D

The property

2 St Alphege Lane is a handsome city centre property with five double bedrooms, located on a quiet residential street off the historic Palace Street, and just a short stroll to Canterbury Cathedral and an eclectic array of shops and eateries.

The accommodation is immaculately presented and arranged over four floors, with a collection of fine Georgian rooms with high corniced ceilings, bright sash and bay windows and feature fireplaces, providing elegance and comfort. There is a walled garden to the rear and a garage.

The generous reception hall has stairs leading down to a substantial cellar as well as to the upper floors, with the ground floor level flowing through to the sitting room with a fireplace. The open-plan kitchen/breakfast and dining room is flooded with natural light via a domed skylight, wide bay window and French doors to the pretty walled courtyard. The kitchen comprises an array of modern cabinetry, integrated appliances and a breakfast bar and the dining room features fitted shelving. A utility and separate cloakroom complete the accommodation on this level.

The first floor houses the drawing room, two well-proportioned, characterful bedrooms and a stylish shower room, with the principal bedroom having a bay window. On the second floor are there are two further bedrooms with storage and a family bathroom.

Outside

The property enjoys a prime position on a highly desirable residential road in the heart of Canterbury, having views of the Cathedral, and boasts a handsome façade.

The walled courtyard garden features various herbaceous shrubs and climbing plants adding colour and interest, with a circular paved and brick-laid terrace ideal for entertaining guests and dining al fresco.

The property also has a separately accessed garage, offering sought-after parking in this central location.

Location

The property is located just off the King's Mile in the heart of the thriving and historic city of Canterbury, which offers an extensive range of shopping, leisure, cultural and sporting facilities, including eateries, bars, cafés, a well-regarded theatre and a hospital. Notable schools include The King's Schools, Kent College, St Edmund's School and the Simon Langton grammar schools.

The A2 provides convenient road links and direct access to the motorway network, whilst the High-Speed train service from Canterbury West links to London St Pancras in under an hour. The area has good access to the Continent.

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating.

Council Tax: Band F **Tenure:** Freehold

Garage: Leasehold and owned on a 99 year lease effective from 25 March 1994

Guide Price: £825,000





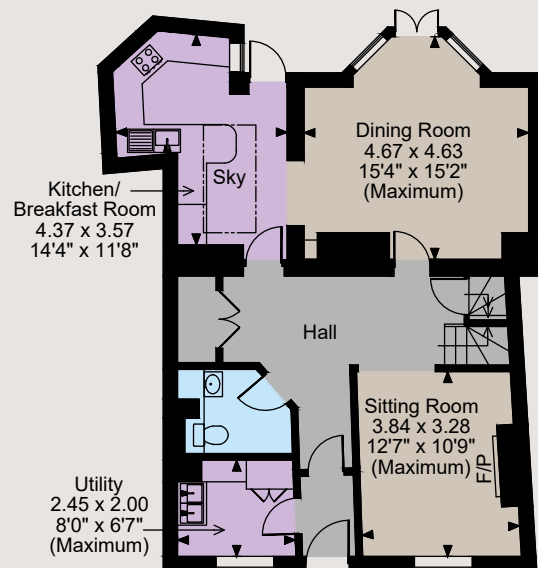
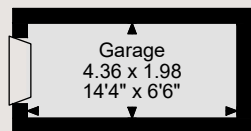




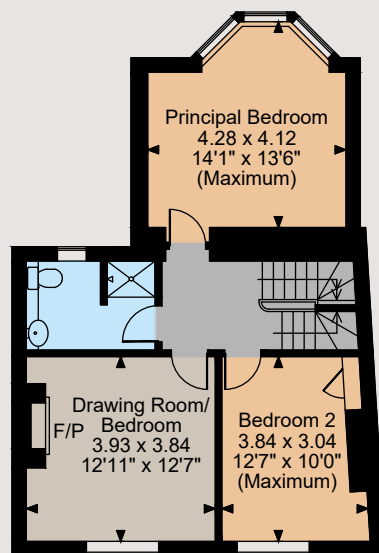




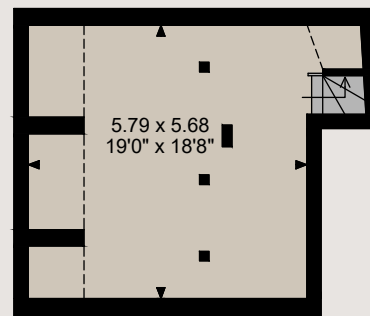
St Alphege Lane, Canterbury
House internal area 2,173 sq ft (202 sq m)
Garage internal area 93 sq ft (9 sq m)



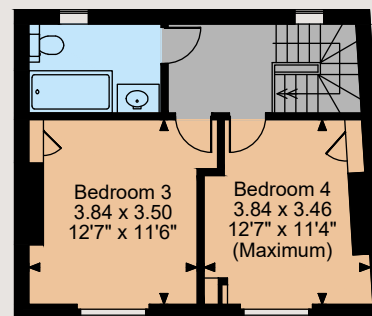
Ground Floor



First Floor



Cellar



Second Floor

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

□ □ □ □ Denotes restricted head height

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Directions

From Watling Street: Turn left to Upper Bridge Street. Continue on to Broad Street and take the first exit at the next two roundabouts. Continue onto Borough/Palace Street. Turn right onto St Alphege Lane, where the property will be found.

Canterbury

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

01227 473700

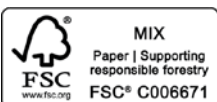
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