

30 St Stephen's Hill
Canterbury



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An attractive and substantially extended detached residence with refined contemporary interiors and expansive open-plan living set within mature landscaped gardens in a desirable Canterbury location.

This striking detached home offers beautifully presented accommodation across two floors. The property combines industrial-inspired detailing, including reclaimed brickwork and dark timber flooring, with sleek contemporary finishes.

The impressive open-plan kitchen, dining and sitting area forms the heart of the home, designed for both entertaining and everyday living. This light-filled space features vaulted elements, geometric tiling and a contemporary kitchen with a large central island and professional-grade appliances. Two sets of bi-fold doors open to the rear terrace, creating a seamless connection with the garden.

A separate drawing room provides a more formal and tranquil retreat, with bespoke shelving, an inset double-sided fireplace and further garden access.

The first floor is arranged around a light-filled landing with an arched window. The elegant principal suite features full-height glazed doors to a Juliet balcony overlooking the garden, together with a dressing room and stylish en suite. Two further double bedrooms are served by a well-appointed family bathroom. A versatile fourth bedroom, currently used as a gym, offers flexibility as a home office.

The property is approached via a block-paved driveway, providing off-street parking and access to a garage with an adjoining home office, complete with cloakroom and bi-fold doors to the garden.



The rear garden is a particular feature, thoughtfully landscaped with an expansive lawn, gravel pathway, greenhouse and productive vegetable garden with raised beds. Mature trees and established boundary planting provide privacy, complemented by a paved garden patio, offering an excellent space for outdoor dining and entertaining.

Location

The property occupies a highly desirable position on St Stephen's Hill, just to the north-west of Canterbury city centre and within easy reach of the city's extensive amenities. Canterbury offers an excellent selection of shopping, cultural and leisure facilities, together with a wide choice of cafés, restaurants and independent boutiques, all set against the backdrop of its historic cathedral and medieval streets. The area is particularly well regarded for education, with highly respected independent schools including The King's School, St Edmund's School and Kent College nearby, while selective schooling is available at the Simon Langton grammar schools and Barton Court Grammar School.

Transport connections are excellent, with Canterbury West station providing High Speed services to London St Pancras in under an hour, together with regular services to Ashford and the Kent coast. The A2 offers convenient road links towards London, the M2 and the wider motorway network, while the surrounding Kent countryside and coastline provide a wealth of outdoor and recreational opportunities.

Postcode region: CT2

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/>

2,063 sq ft (192 sq m)

2 reception rooms

4 bedrooms and 2 bathrooms

Detached garage with home office

About 0.35 of an acre

Freehold | Town

Guide price £1,000,000



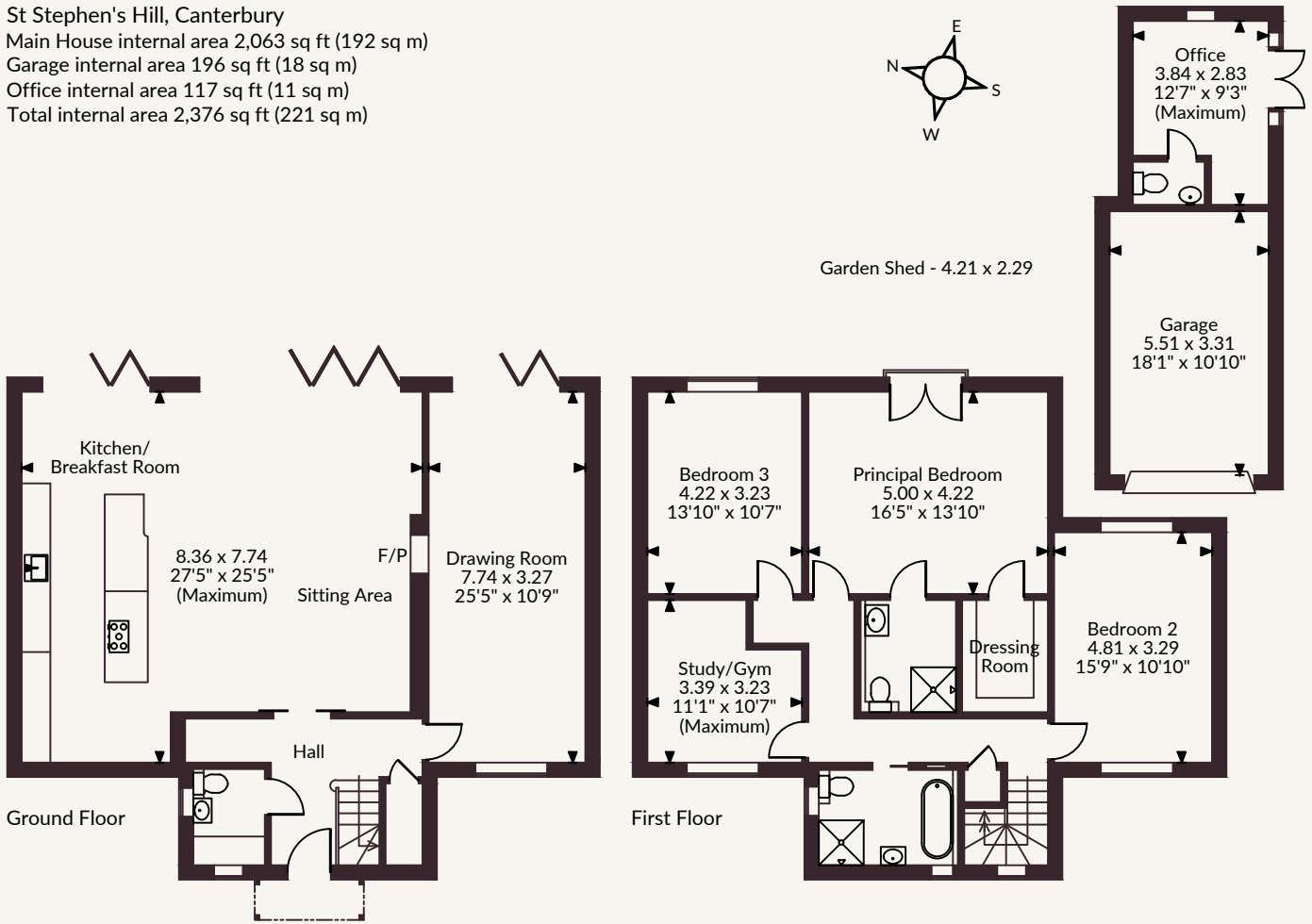
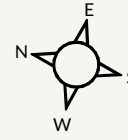
St Stephen's Hill, Canterbury

Main House internal area 2,063 sq ft (192 sq m)

Garage internal area 196 sq ft (18 sq m)

Office internal area 117 sq ft (11 sq m)

Total internal area 2,376 sq ft (221 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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