



Orchard Street, Canterbury



19 Orchard Street Canterbury Kent CT2 8AP



Description

Ground Floor

- Entrance Hall
- Living Room
11'11 x 10'11
(3.63m x 3.33m)
- Dining Room
14'4 x 12'6
(4.37m x 3.81m)
- Kitchen
17'8 x 7'9
(5.38m x 2.36m)

Lower Ground Floor

- Bedroom
11'4 x 10'0
(3.45m x 3.05m)
- Bathroom

First Floor

- Landing
- Bedroom
14'5 x 12'5
(4.39m x 3.78m)
- Bathroom
- Shower Room

Second Floor

- Landing
- Bedroom
14'3 x 12'5
(4.34m x 3.78m)
- Bedroom
12'2 x 9'5
(3.71m x 2.87m)

External

- Rear Garden

Property

A fine example of a four bedroom period Grade II listed town house offering modern and versatile living accommodation and possessing many attractive features including picture rails, sash windows, high ceilings and ornate fireplaces. The accommodation is arranged over four floors and briefly comprises to the ground floor a well-proportioned lounge, dining room and well-appointed kitchen with vaulted ceiling with sky lantern. To the lower ground floor is a bedroom with en-suite bathroom. From the hallway, stairs lead to the first floor where you will find a good-sized bedroom with a family bathroom and a separate shower room. To the second floor there are two further bedrooms with views towards the Cathedral. Externally, the enclosed rear garden is shingled with a paved patio and is well-stocked with plants, flowers and shrub beds.

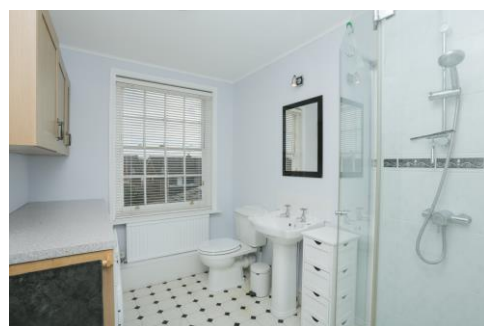
The property is conveniently situated in the popular St. Dunstons area of Canterbury within easy access to the cities amenities and Canterbury West station offering a high-speed service to London.

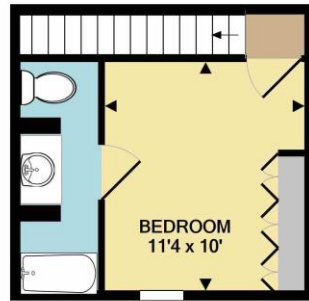


Location

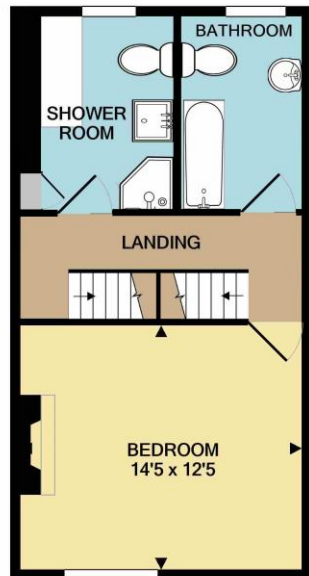
The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury. Canterbury has two mainline railway stations, with Canterbury West offering the high-speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15 miles, London St Pancras approx. 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19 miles, Calais approx. 35 mins).





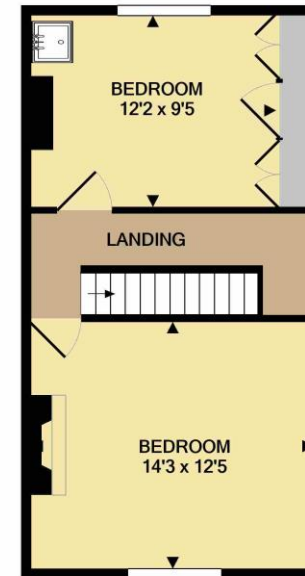
BASEMENT LEVEL
APPROX. FLOOR
AREA 190 SQ.FT.
(17.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1450 SQ.FT. (134.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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