



Charles Bainbridge



48 Harkness Drive,  
Canterbury, Kent, CT2 7RW

£3,750pcm









A most impressive Neo-Georgian detached family house in an enviable setting with easy walking to Canterbury West station and close to a range of private and public schools. The property offers substantial and versatile accommodation with a spacious main house and a self-contained annexe situated in a quiet setting at the end of a cul-de-sac. The main house includes a large sitting room which adjoins the garden room to the rear in turn overlooking and opening onto the garden. There is a separate dining room which also opens to the garden and is open-plan to a large kitchen, being comprehensively fitted. There is also an attractive entrance hall, w.c. and an integral door opening into a double garage area with workshop and store. On the first floor is a light and airy landing and three bedrooms, an impressive ensuite bathroom and further shower room. The annexe accommodation enjoys it's own private front door, a central sitting room, bedroom, kitchen, shower room, utility room and enclosed private garden.

The property is approached by a large tarmac driveway providing ample parking. The garden extends to the rear of the property with lawn areas, raised beds and mature small trees. A large pond (former swimming pool) is a central feature and is fully covered. To the far side of the house is a further lawned area privately fenced for the annexe with raised beds and a gate linking to the main garden and a gate providing access to the front driveway

The property is set in an enviable location with a host of nearby facilities in St. Dunstan's. The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. There is an impressive range of schools, colleges and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station is only a short walk and provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

Services: All mains services are understood to be connected to the property.

Council Tax Band: G

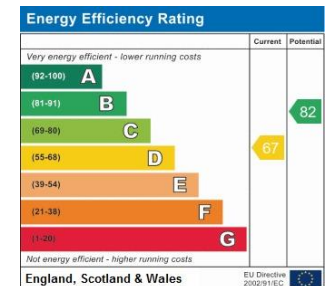
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

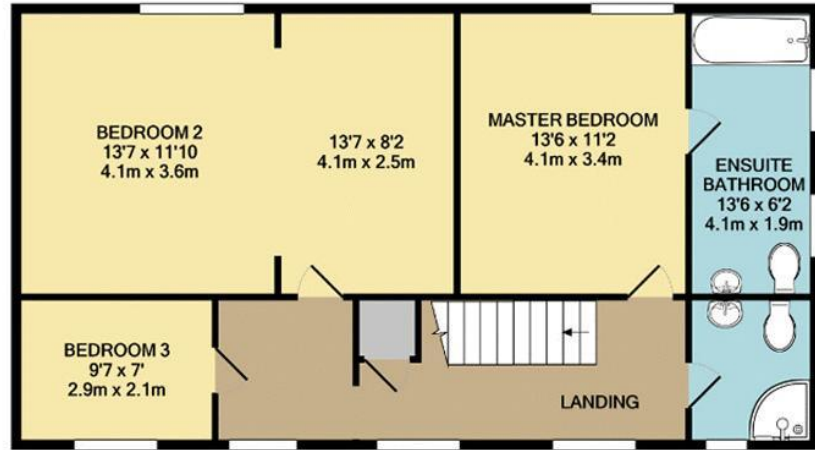
No smokers

Security Deposit £4326 One month's rent in advance £865 (1 week's rent) to reserve the property – terms and conditions apply.

Managed by Landlord

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [lettings@charlesbainbridge.com](mailto:lettings@charlesbainbridge.com)





1ST FLOOR  
APPROX. FLOOR  
AREA 806 SQ.FT.  
(74.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 2140 SQ.FT.  
(198.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2946 SQ.FT. (273.7 SQ.M.)

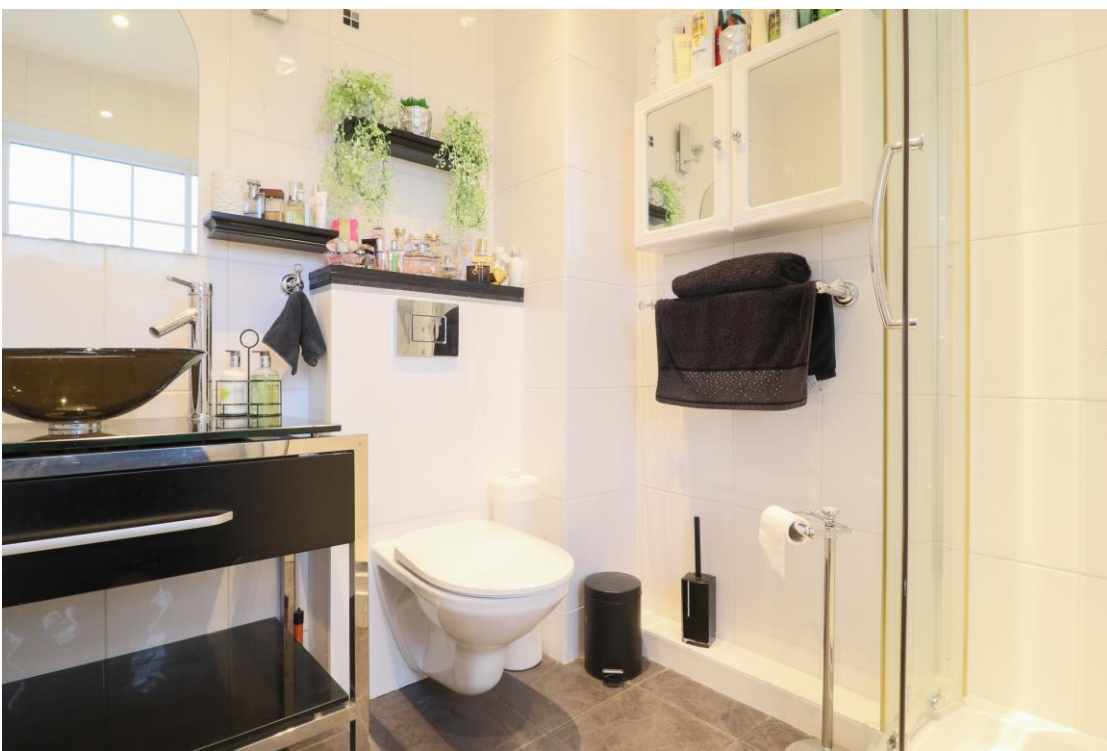
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.





















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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