



Charles Bainbridge



68 Sturry Hill,
Sturry, Canterbury, Kent, CT2 0NH

£575,000





A handsome detached family house providing extensive and versatile accommodation enjoying lovely mature gardens in a pleasant and convenient setting. The property enjoys well-proportioned accommodation with a wealth of interest and features of the period. There is an impressive reception hall with elegant staircase rising to the first floor. The large triple aspect sitting room features an attractive fireplace with fitted living flame gas fire, there are two delightful leaded light arched windows to the side and to the rear is a large adjoining conservatory which in turn overlooks and opens on to the gardens. There is a separate dining room plus an attractively fitted kitchen/breakfast room with sliding doors also overlooking and opening on to the gardens. The garage has been converted to provide a useful additional utility room and a versatile space being ideal for various purposes as required. On the first floor is an attractive landing plus four bedrooms, the family bathroom and additional separate shower room. The property benefits from mainly double-glazed windows and doors and gas-fired central heating.

From the road the property is approached via a large in/out driveway providing ample parking and turning. To the rear are impressive, enclosed gardens measuring approximately 93' 0" x 55' 0" (28.32m x 16.75m). There is a large paved seating area to the rear of the house onto extensive formal lawns with further inset circular patio and mature beds stocked with a variety of ground-covering plants, flowering plants, mature shrubbery and small trees. There are two large inset mature conifers and to the rear corner is a greenhouse and potting area. To the side a timber gate gives access to a pathway leading to a further gate onto the front driveway.

The property is located in the village of Sturry with good access to local shops, schools, doctors' surgery, bus routes and mainline railway station with regular services to London. The Cathedral City of Canterbury is easily accessible and enjoys a comprehensive range of shopping, leisure and educational facilities. The surrounding countryside offers extensive walking and cycling.

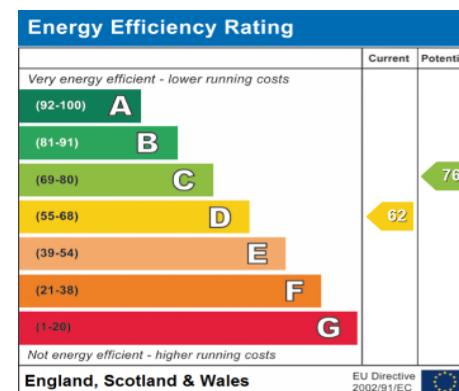
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

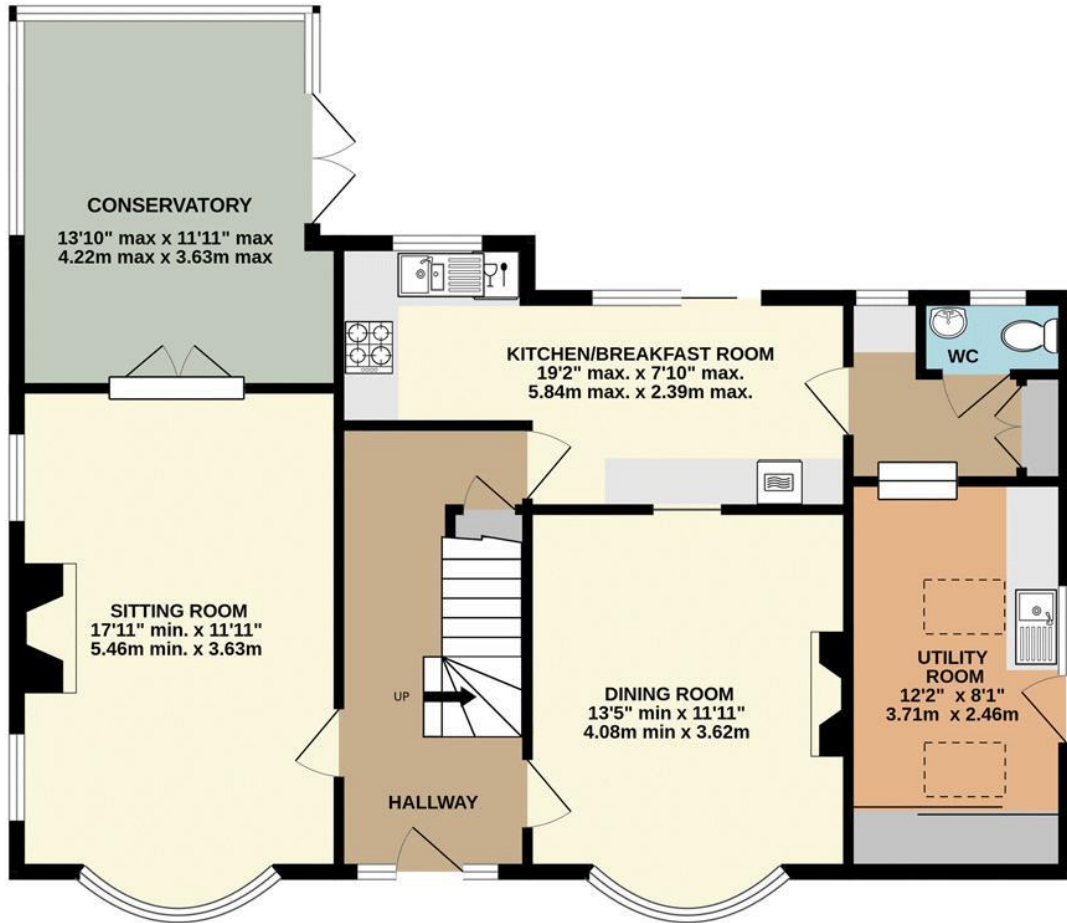
Council Tax Band: F

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

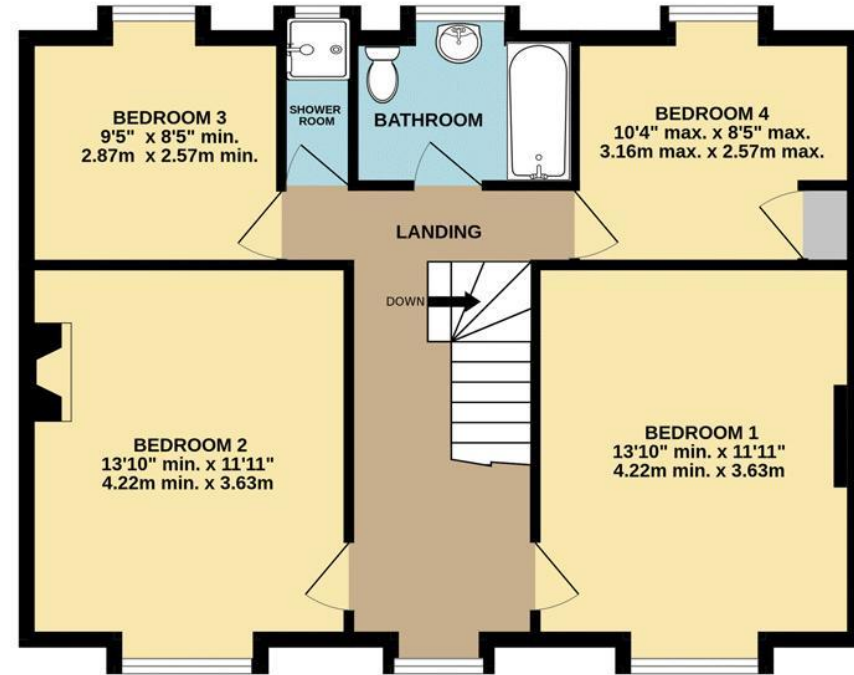
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.

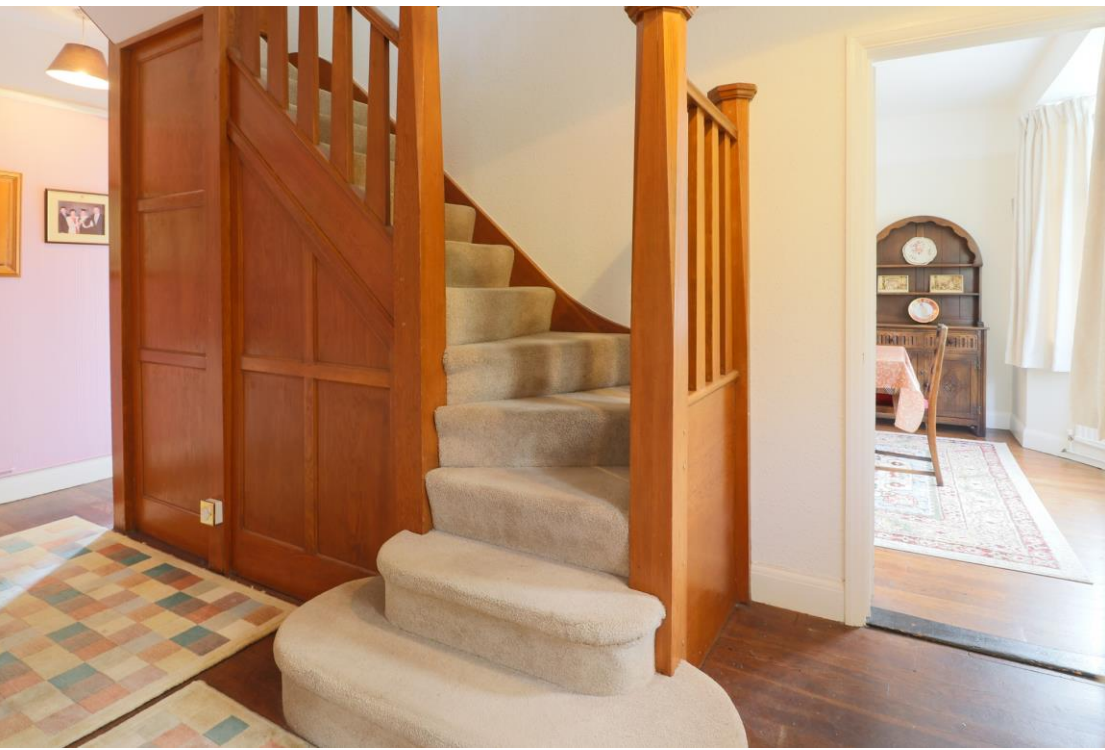


TOTAL FLOOR AREA : 1657 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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