



Charles Bainbridge



26 South Canterbury Road,
Canterbury, Kent, CT1 3LJ

Offers in Excess of
£745,000









A substantial detached house in an enviable setting providing comfortable and versatile accommodation with tremendous scope for updating, reconfiguration and extension as required (subject to any necessary consents). The accommodation includes a spacious reception hall with staircase rising to the first floor. The substantial open plan sitting and dining room features a wood-burning stove and opens into the large rear conservatory. The conservatory provides a lovely addition to the living accommodation and overlooks and opens onto the secluded rear gardens. There is a large kitchen and adjoining breakfast room along with a further reception room that could provide a study or bedroom four as required. On the first floor the master bedroom has an ensuite bathroom and there are two further bedrooms plus a large family bathroom. The property benefits from double glazed windows and gas fired central heating.

The house sits on a substantial plot with gardens to the front, sides and rear. Vehicular access is gained from the road onto a large in-out driveway providing parking, turning and leading to the detached garage. There are mature shrubs and to the side is an area of lawn with apple and cherry trees. A pedestrian gate gives access to the side area which has a door to the garage and a path extending onto the rear garden. The garage provides both garage and workshop space in an L-shaped configuration with power, lighting and vehicle inspection pit. The rear garden is beautifully maintained and incorporates a large paved seating area to the rear of the house with adjacent raised beds and Espalier fruit trees. There is a substantial formal lawn with deep borders well-stocked with a variety of ground-covering plants, flowering plants, roses, shrubbery and small trees. There are mature cherry and beech trees inset to the rear of the lawn. To the side of the house is a timber shed and greenhouse. There is also a summerhouse and composting area to the far corner. The garden is approx. 70ft (21.32m) average depth x 61ft (18.58m) wide.

The property is located in a highly desirable setting in South Canterbury with easy access to the City centre, Kent and Canterbury Hospital and the impressive range of nearby schools. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely 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.

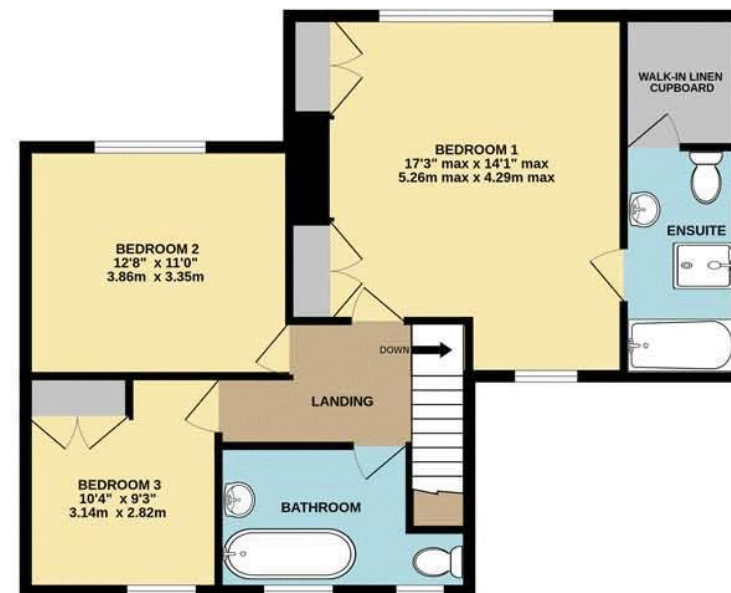
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GARAGE AND WORKSHOP
401 sq.ft. (37.3 sq.m.) approx.



GROUND FLOOR
1088 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.

TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







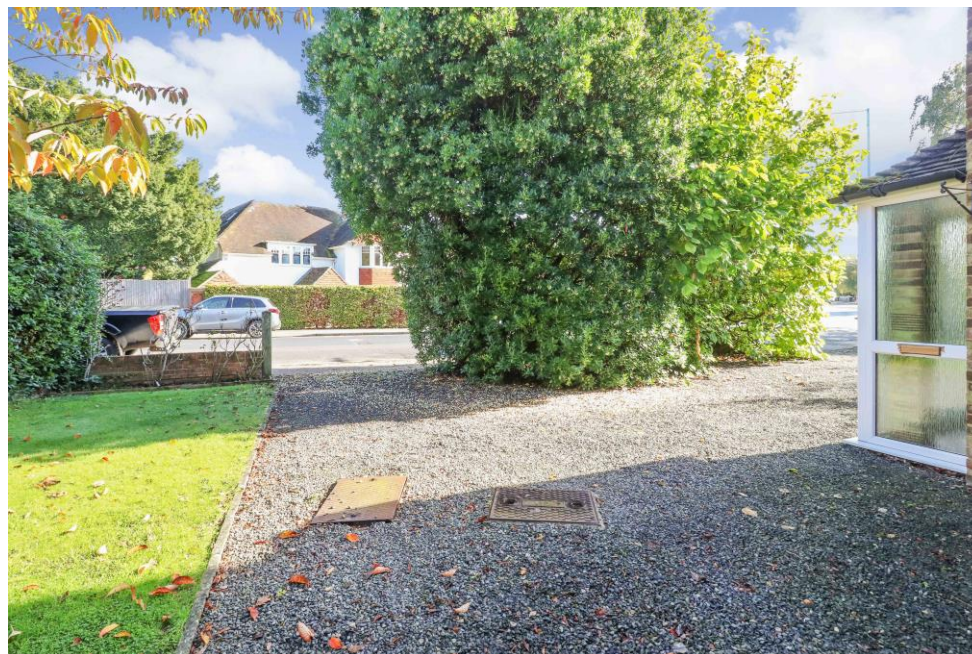












Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

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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