



Charles Bainbridge



Elmley, 135 Whitstable Road,
Canterbury, Kent, CT2 8EQ

£795,000









Elmley is a handsome and characterful double-fronted period house offering generous, well-proportioned and versatile accommodation, set in a highly convenient location within easy reach of Canterbury's historic city centre. This substantial property presents a rare opportunity for general updating and modernisation, while also offering scope for extension and reconfiguration (subject to all necessary planning consents). The accommodation on the ground floor includes a spacious entrance hall, adjoining which is a useful lobby area and a shower room with w.c. There is a large dual aspect sitting room to the front with sash windows, and a further reception room with patio doors overlooking and opening onto the garden. The separate dining room flows into the kitchen, which is fitted with a range of wall, drawer and floor units and a window overlooking the garden. To the rear is a practical utility room and garden room, along with a further passageway providing access to both the front and rear of the house. On the lower ground floor is a large cellar with two further smaller rooms and a window to the front. On the first floor, the accommodation continues to impress with five well-proportioned bedrooms, one of which benefits from its own w.c, as well as the family bathroom and separate W.C. The property benefits from gas fired central heating and is offered for sale with no onward chain.

Externally, the property boasts an impressive outdoor space with a substantial garden incorporating paved patio leading onto an expansive lawn. Mature borders contain a variety of flowering plants and shrubs along with a large greenhouse. Vehicular access is gained from Cherry Garden Road leading to a detached garage.

Beyond the principal garden lies a further parcel of land, offering exciting potential for redevelopment. Subject to all necessary planning consents, this space could be utilised to enhance the garage, create additional ancillary accommodation, or even develop a self-contained annexe using the existing garage building.

The property enjoys an enviable setting with easy access to Canterbury city centre, and Canterbury West station, which provides High-Speed rail links to London St. Pancras with a journey time of approx. 55mins. The local independent schools, including The King's School, St. Edmund's and Kent College, are nearby, as well as a number of well-regarded primary and secondary schools on the South side of the city. The nearby countryside provides lovely walks towards the North Kent coast.

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

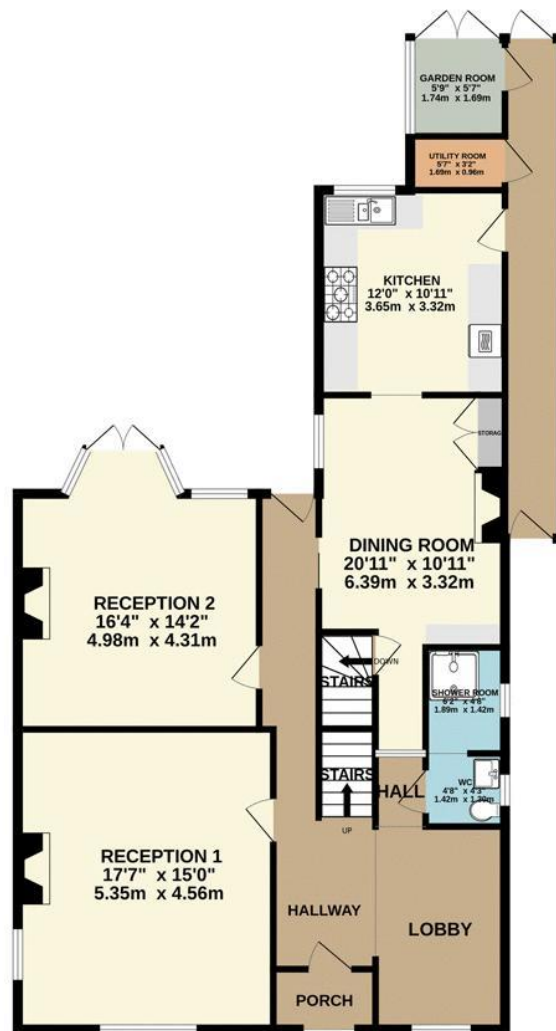
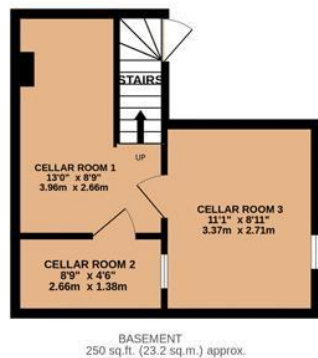
Tenure: Freehold

Council Tax Band: G

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2722 sq.ft. (252.9 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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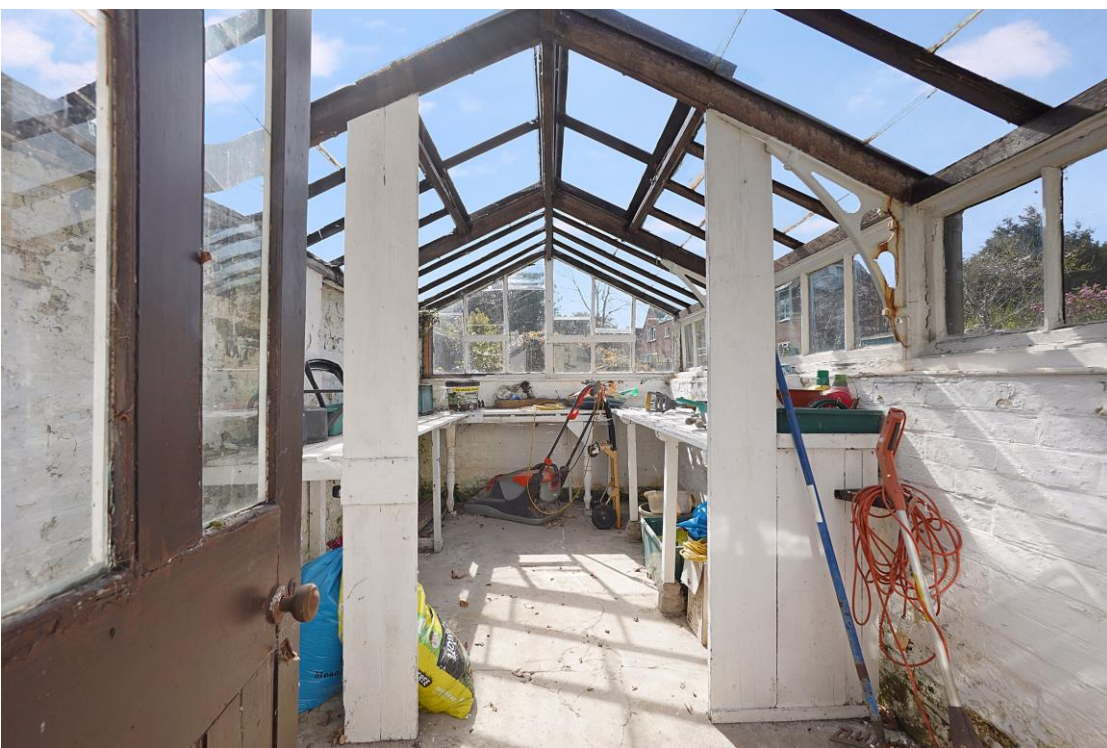
















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

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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