



Charles Bainbridge



22 King Street,
Canterbury, Kent, CT1 2AJ

£700,000





A handsome four-bedroom detached townhouse, set in the vibrant heart of Canterbury on King Street, a location where such properties are seldom available. Full of character, this elegant home offers generous accommodation arranged over three floors, combining period charm with the comfort and convenience of modern living. On entering the property, you are welcomed into a cosy lounge with period detailing, a marble effect fireplace and wood-burning stove providing a wonderful focal point. To the rear lies a superb kitchen and dining room, fitted with shaker-style cabinetry, a Rangemaster cooker, and plenty of space for family life. French doors open onto the courtyard garden, filling the space with natural light and creating a seamless flow for entertaining. A useful cloakroom and WC completes the ground floor. The first floor provides two spacious double bedrooms, including a bright and elegant principal bedroom with twin sash windows overlooking King Street. A large family bathroom with both bath and shower serves this level. Upstairs again, the second floor offers two further double bedrooms, both with charming rooftop views across the city, a versatile space equally suited to children's rooms, guest accommodation or a home office.

Outside, the property benefits from a private courtyard garden or parking designed for ease of maintenance. To the front, the period facade with its wrought iron railings and twin dormer windows gives the house a striking presence in this historic street. King Street is one of Canterbury's most sought-after addresses, perfectly placed for enjoying all the city has to offer.

The Marlowe Theatre, Cathedral, independent shops, cafés and restaurants are just moments away, while Canterbury West station provides high-speed links to London St Pancras in under an hour. A detached four-bedroom home in such a central location is a rare find. This beautiful property offers a unique opportunity to enjoy spacious, characterful living in the very heart of Canterbury.

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

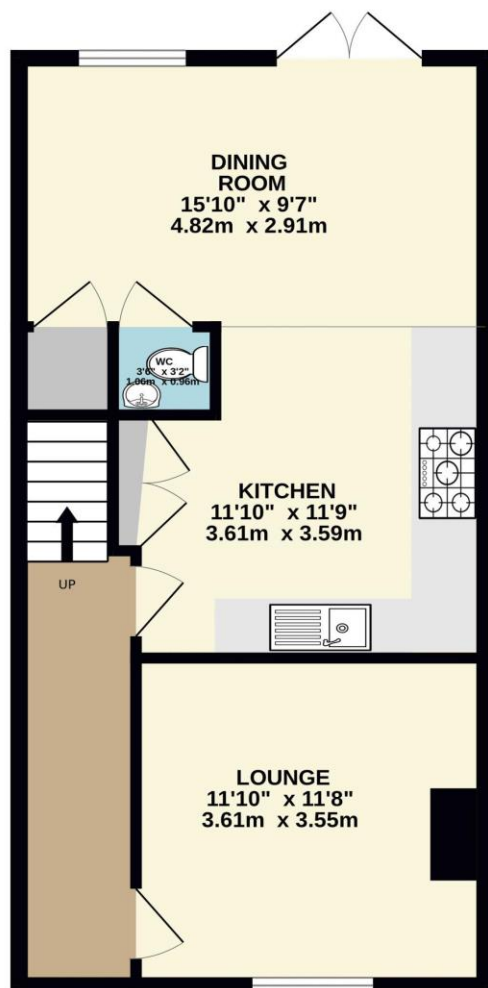
Tenure: Freehold

Council Tax Band: F

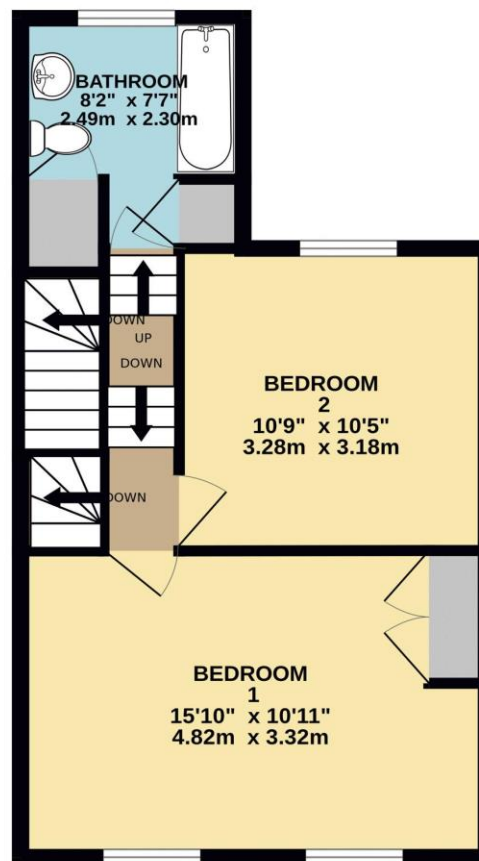
Local Authority: Canterbury City Council. Whitefriars, 14 Roose Lane, Canterbury, Kent, CT1 2UR.

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

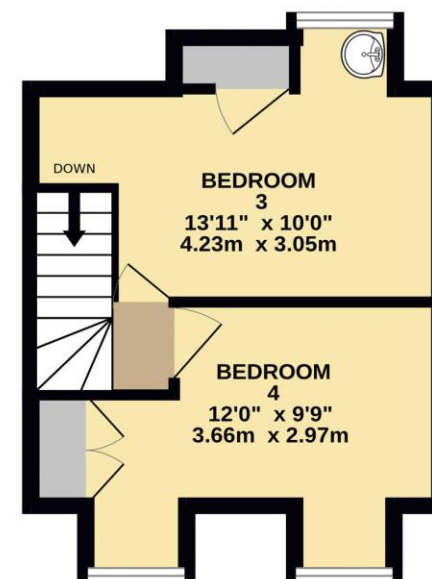
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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 performance certificate (EPC)

EPC Energy Rating EPC: D	Energy rating D	Valid until 31 September 2028
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Property type	Detached house
Total floor area	108 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can rent properties for less than 5 years. The maximum period is 5 years. The maximum period is 5 years. The maximum period is 5 years.

Energy rating and score

The property's energy rating is D. It has the potential to be C.

[See how to improve your property's energy efficiency](#)







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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