



Charles Bainbridge

61 Blackthorn Road,
Hersden, Canterbury, Kent, CT3 4GA

Offers in Excess of £425,000











Set within a quiet residential close, this attractive detached family home offers generous and versatile living space, complemented by a private garden and excellent parking. Thoughtfully designed, the property provides a welcoming balance of light-filled rooms, practical layout, and comfortable proportions throughout. On the ground floor, a bright entrance hall leads to three well-appointed reception rooms, creating plenty of space for family life and entertaining. The sitting room is warm and inviting with French doors opening onto the garden, while the separate dining room offers a more formal setting for gatherings. A further reception room provides an ideal study, playroom, or snug, benefiting from direct garden access. The kitchen/breakfast room is well laid out and enjoys ample storage and workspace, with a pleasant outlook over the front. Upstairs, the accommodation is arranged around a central landing, with four bedrooms in total. The principal and guest bedrooms both feature ensuite facilities, while the remaining two bedrooms are served by a modern family bathroom. Externally, the property enjoys a private rear garden, mainly laid to lawn and bordered by mature planting, offering a peaceful setting for outdoor dining and relaxation. To the front, a driveway provides parking for two vehicles and leads to a single garage.

Hersden has easy access to the Cathedral City of Canterbury and the surrounding countryside which offers good walking and cycling. Canterbury offers a comprehensive range of shopping and leisure facilities, an impressive number of primary and secondary schools including two nearby grammar schools and a selection of colleges and universities. High speed rail services are available from Canterbury west station to London St. Pancras with an approximate journey time of 55min. The M2 to London and A2 to Dover are both easily accessible.

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

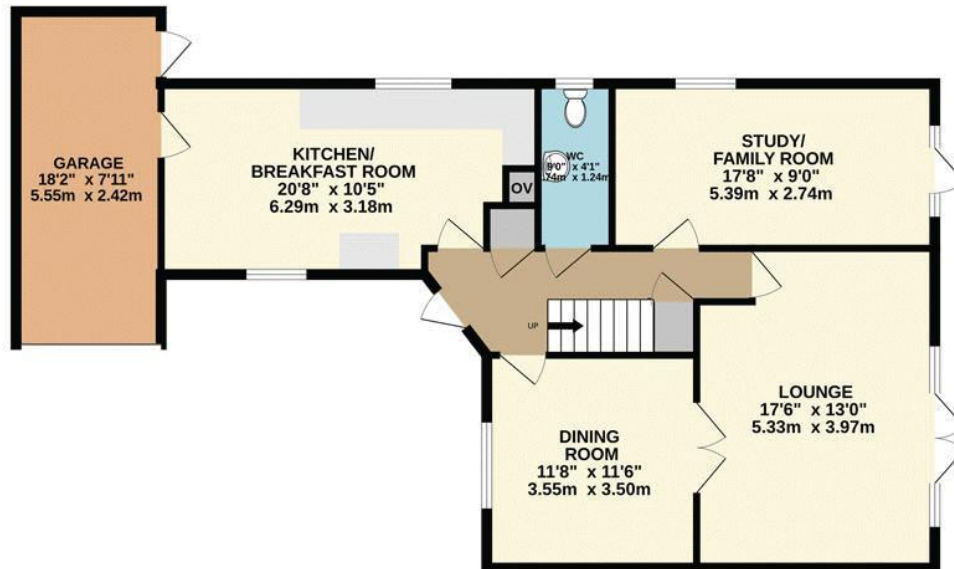
Tenure: Freehold

Council Tax Band: E

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

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



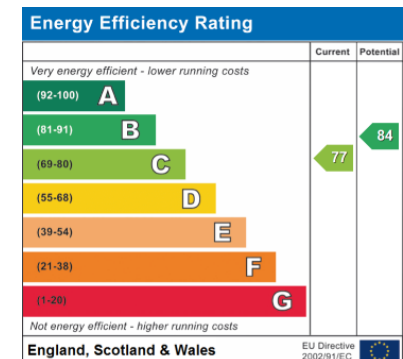
1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 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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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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