



Charles Bainbridge



40 Whitstable Road,
Canterbury, Kent, CT2 8DQ Offers Over £750,000





Beautifully presented, this four-bedroom detached home offers spacious and modern family living in one of Canterbury's most desirable locations. Blending classic character with contemporary style, the property features an impressive open-plan kitchen and dining area, a large dual-aspect lounge, and a range of flexible living spaces ideal for family life or home working. Set across approximately 2,044 sq. ft, the accommodation is generous and well-designed, with two bathrooms and multiple reception areas, all finished to a high standard.

The bright entrance hall leads to a welcoming lounge with wood flooring, a log-burning stove, and dual-aspect windows that fill the room with natural light. At the rear, the open-plan kitchen and dining room form the heart of the home, featuring sleek cabinetry, integrated Neff appliances, and a Quooker boiler tap. French doors open directly onto the garden, creating a perfect flow for entertaining and everyday family living. There are additional reception rooms that provide ideal space for a home office, playroom, or gym, and a separate utility room with WC adds convenience. Upstairs, there are four generous bedrooms, each tastefully decorated in a modern style. The main bedroom enjoys views over the garden and benefits from built-in storage, while the family bathroom includes a freestanding clawfoot bath and a separate shower, offering a touch of luxury. The property was freshly painted in 2023 and is set back from the pavement with a well-kept front garden. The driveway provides parking for up to three cars. Both the front and rear gardens were newly landscaped last year. The rear garden is sunny, private, and neatly enclosed. It includes a summerhouse and an Endless Pool, installed in 2020, which features built-in speakers and lighting ideal for exercise or relaxation. New patios were laid in both the front and back gardens in 2023. Most windows are triple glazed, with a new front door fitted in 2023. The wood-burning stove was also installed the same year, adding both warmth and style to the home.

Located on Whitstable Road, the property enjoys an excellent position within easy reach of Canterbury's city centre, with its wide range of shops, restaurants, and cafés, as well as the scenic Westgate Gardens and the River Stour. Canterbury West Station is approximately 0.3–0.4 miles away, an easy 5–10-minute walk, offering high-speed services to London St Pancras in under an hour. The A2 and M2 can be accessed within about five minutes via London Road and the Harbledown bypass, avoiding the traffic congestion of the ring road and providing quick connections to London, the M25, and the Kent coast.

Several supermarkets, pubs, and other local amenities are also within a 5–10-minute walk, enhancing the home's convenient setting. The property lies within catchment for several outstanding schools, including The King's School, Simon Langton Grammar Schools, and St Edmund's School, and is close to both Canterbury Christ Church University and the University of Kent.

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

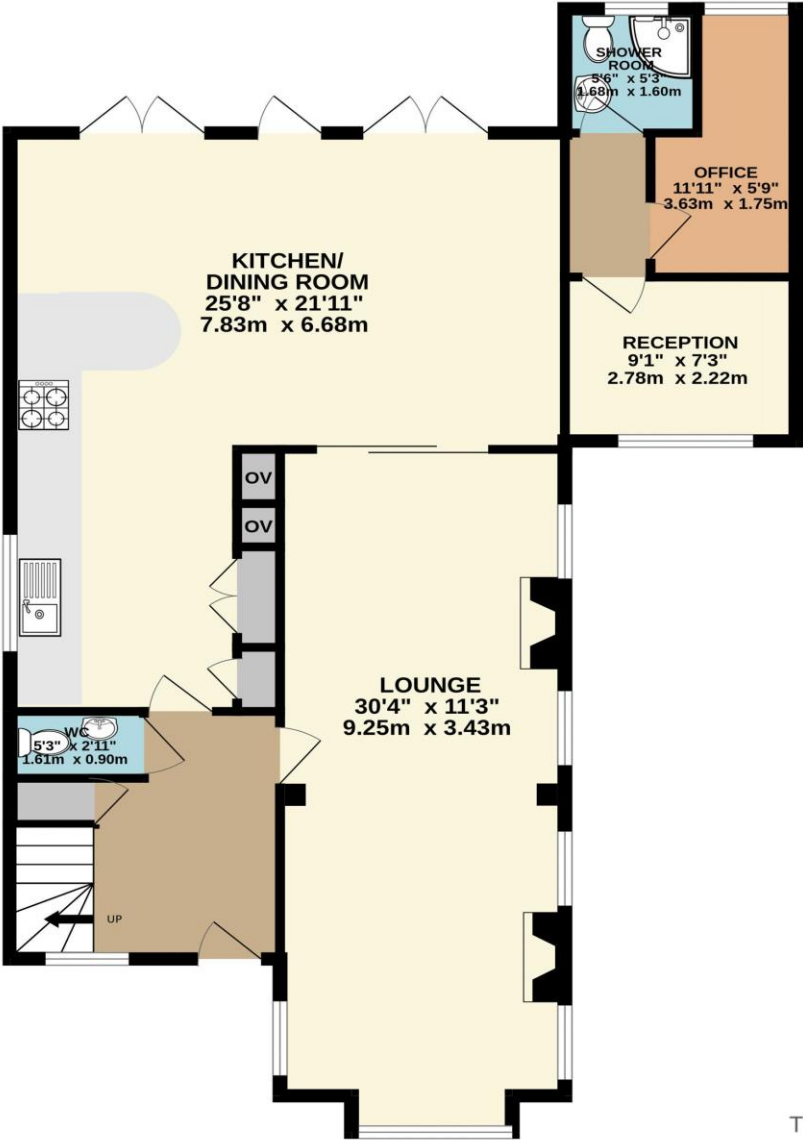
Tenure: Freehold

Council Tax Band: F

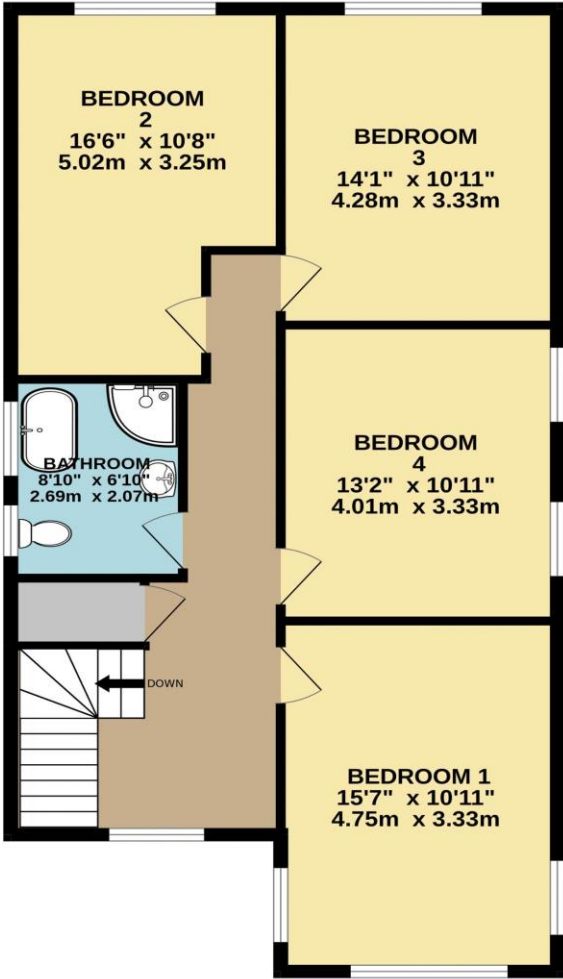
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

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

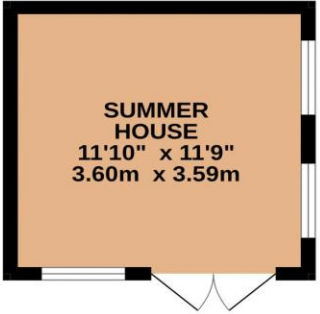
GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



OUTBUILDING
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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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