

HARVEY RICHARDS & WEST ESTATE AGENTS



Puckle Lane, Canterbury, CT1

An exceptional 5 bedroom modern smart home in a prime Canterbury setting, designed for luxury living and effortless comfort with a detached double garage, plenty of off street parking and stunning views across Canterbury.

£1,650,000



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Puckle Lane, Canterbury, CT1

Key Features

- o Fully Integrated Smart Home: Managed by Control4, controlling lighting, heating, blinds, security, and audio/video across the property.
- o Bespoke Entertainment System: 7.1 Dolby Atmos-compatible surround sound integrated around the main television, with two electronically operated, hidden three-tier shelving units for an effortless clean look.
- o Designer Electric Fire: A stunning in-wall fire offering the look and sound of a real fireplace without the production of heat, providing year-round ambience without overheating.
- o State-of-the-Art Kitchen:
 - o Matt glass-finished cabinetry with 20mm white quartz worktops.
 - o Quooker tap offering boiling water, chilled filtered water, and a scale control system.
 - o Siemens appliances:
 - o Two full-size fridge freezers
 - o One oven with integrated steam cooking
 - o One oven with integrated microwave functionality
 - o Siemens dishwasher
 - o Plant Room Excellence:
 - o Houses a full-size smart home rack with hot air extraction and cold air infusion systems.
 - o Incorporates a solar thermal hot water system (notably efficient for domestic hot water production).
 - o Features a secondary hot water return system, ensuring rapid delivery of hot water at all outlets.
 - o Lighting and colour control equipment housed within dedicated high-spec switch cabinets for future-proofed accessibility.
 - o Wi-Fi Connectivity: Two wireless access points per floor, discreetly placed above ceiling speakers to maintain aesthetics while ensuring seamless coverage throughout the home.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Completed in 2019, Puckleberry is a truly outstanding detached residence, reflecting decades of vision and meticulous planning by its owner. Finished to the highest specification throughout, it combines cutting-edge technology, timeless design, and superb craftsmanship to create a rare opportunity to acquire a home of this calibre. Set back on prestigious Puckle Lane, the property enjoys a peaceful location just a short walk from Canterbury's historic city centre.

Property Overview

Puckleberry offers expansive, light-filled interiors designed around modern living. The entire house is a fully integrated smart home, managed through the Control4 system - with remote access for lighting, heating, intruder alarms, electric blinds, and audiovisual systems, including six televisions all seamlessly interconnected. Premium fittings feature throughout, including Collingwood lighting and RGB-W LED strip lighting, allowing full colour-change options and sophisticated mood-setting, all housed within dedicated high-specification switch cabinets for ease of control. The main living space offers an exquisite open-plan arrangement on the ground floor, framed by three sets of 2-metre-wide sliding doors that dissolve the boundaries between indoors and the stunning rear garden.

Climate and Comfort

- o Underfloor Heating: Gas-fired system serving all floors.
- o Air Conditioning: Installed in all five principal rooms, including all three bedrooms on the first floor, the master bedroom, and the master dressing room - providing year-round comfort, especially on warmer summer days.
- o Mechanical Ventilation: Discreetly housed behind full-height sliding mirror wardrobes in the dressing room, with easy maintenance access.

External Features

- o Detached Garage with Upper Parts: A versatile additional structure offering storage, workshop, or leisure potential.
- o Landscaped Outdoor Entertaining Areas:
 - o Porcelain tiled areas to the side and rear of the house - ideal for outdoor dining and gatherings.
 - o Elevated decked area, strategically positioned to deliver commanding views over the beautifully landscaped rear garden, providing a true wow factor.
 - o Rear garden finished with a professionally designed gabion wall structure, leading into established mature woodland, offering a rare blend of privacy, beauty, and space.

A Rare Opportunity

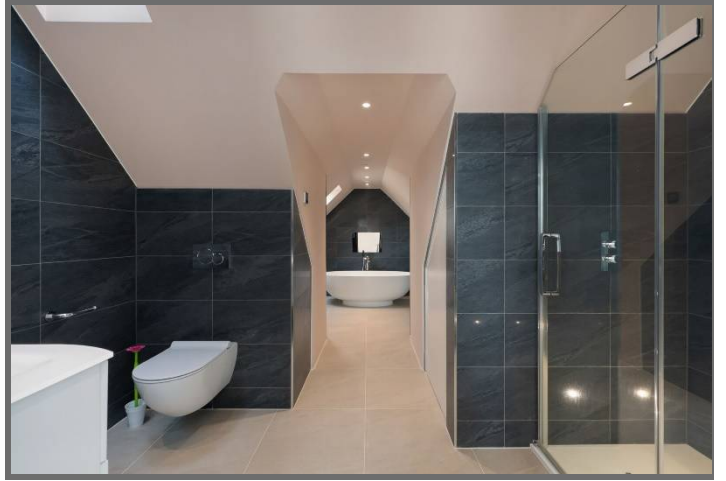
Puckleberry represents a rare convergence of luxury, technology, and thoughtful design. Built as the realisation of the owner's lifelong vision, it is a testament to years of refinement and passion for detail - offering an extraordinary lifestyle home in one of Canterbury's most sought-after addresses.

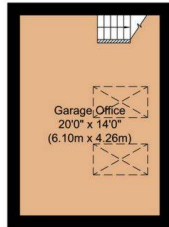
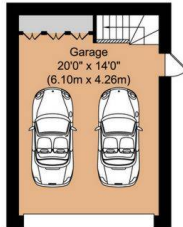
Tenure: Freehold

Council Tax: Band G



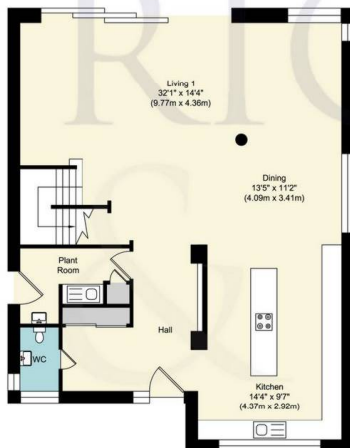




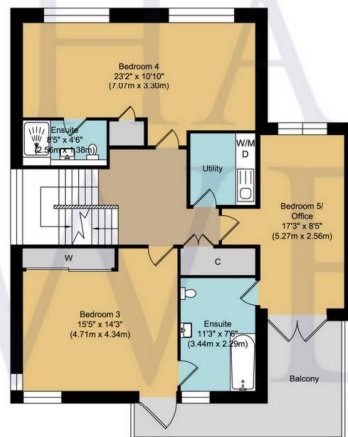


Garage Ground Floor
Approximate Floor Area
279.75 sq. ft.
(25.99 sq. m)

Garage First Floor
Approximate Floor Area
279.75 sq. ft.
(25.99 sq. m)



Ground Floor
Approximate Floor Area
1247.86 sq. ft.
(115.93 sq. m)



First Floor
Approximate Floor Area
1005.13 sq. ft.
(93.38 sq. m)



Second Floor
Approximate Floor Area
848.62 sq. ft.
(78.84 sq. m)

TOTAL APPROX FLOOR AREA 3661.12 SQ. FT. (AREA 340.13 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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)

Puckleberry 6 Puckle Lane CANTERBURY CT1 3JX	Energy rating B	Valid until: 10 December 2028
		Certificate number: 8895-9896-5139-1297-6283

Property type	Detached house
Total floor area	259 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		