



1, Thanington Court Farm, Thanington Road, Canterbury CT1 3XF



Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2

Philip Ellis Estate and Lettings

Offers in the region of £700,000



*** Buying your dream home with Philip Ellis ***

*** Welcome to Thanington Court Farm ***

Philip Ellis Estate agents are very pleased to present to the market this beautiful four-bedroom detached family home sitting within an enclave of five detached houses down this very private driveway. This property was built in the 1980s, it has been carefully maintained by the current owner. With a warm external appearance with Kentish shiplap and mellow brick walls and a large gravel parking area as well as a detached double garage with electric doors, surrounded by high hedging.

The property comprises briefly, to the ground floor: entrance to a beautiful spacious hallway with stairs leading to the first floor and doors providing access to a fantastic dual aspect family living room, leading through to the spacious conservatory. From the hallway you can access the downstairs WC, dining room and open plan kitchen/dining room. There is also a great utility area with an additional sink.

To the first floor is a landing with doors leading to four bedrooms and a beautiful three-piece family bathroom suite. Master bedroom has an ensuite shower room. Externally the property boasts a wooden patio area with an automated awning. Hot tub and steps leading to the orchard area. To the rear of the property there is another wooden patio area that overlooks the beautiful garden. The rear garden is professionally maintained, it has a large lawn with mature trees and shrub borders.

The front of the property is accessed via a private drive with gated off-road parking for around 2-3 cars and a detached garage with electric doors, electric and water facilities.

For further information, or to arrange a viewing, please contact Philip Ellis at your earliest convenience.



The finish is of an extremely high standard throughout.

This property is ideal for a growing family and/or working professionals.

Call our office promptly to arrange a viewing as this will not stay on the market for long

***Disclaimer**

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Philip Ellis Estate and lettings or any staff member in any way as being functional or regulation compliant. Philip Ellis Estate And Lettings do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

• **Ground Floor**

- Lounge: 22'6 x 12'7 (6.86m x 3.84m)
- Kitchen/Breakfast Room: 16'5 x 11'4 (5.01m x 3.46m)
- Dining Room: 13'1 x 10'9 (3.99m x 3.28m)
- Utility Room



- **FIRST FLOOR**

- Landing

- Main Bedroom: 13'5 x 10'9 (4.09m x 3.28m)

- En-suite Shower Room

- Bedroom 2: 12'1 x 11'8 (3.69m x 3.56m)

- Bedroom 3: 10'9 x 10'3 (3.28m x 3.13m)

- Bedroom 4: 8'11 x 7'0 (2.72m x 2.14m)

- Family Bathroom

- Bedroom 4: 10'1 x 8'5 (3.08m x 2.57m)

- **OUTSIDE**

- Rear Garden

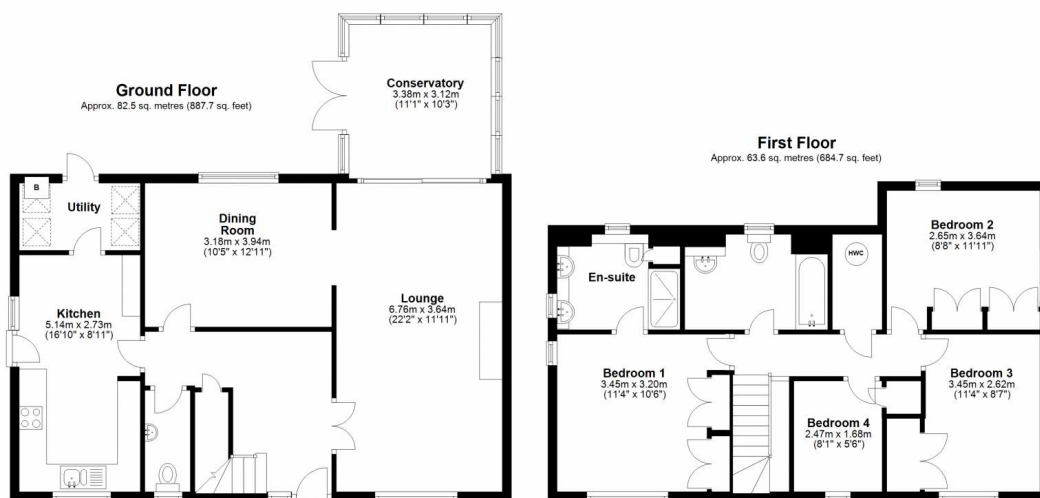
- Driveway

- Double Garage: 19'7 x 17'7 (5.97m x 5.36m)

Canterbury is an amazing city with a wide variety of historic heritage site buildings, high street stores and individual shops, numerous restaurants, bars as well as the Marlowe and Gulbenkian theatres. There are also two stations including Canterbury West with the high speed train to St Pancreas that will get you to London in less than an hour. With access to the motoway being a 5 minute drive away.







Total area: approx. 146.1 sq. metres (1572.5 sq. feet)

Measurements are approximate. Not to scale. Illustrative purpose only.
Plan produced using PlanIt.

For more information please see the Energy Performance Certificate



PHILIP ELLIS™

ESTATE AND LETTINGS

To arrange your viewing ...

Call : 0161 773 1011

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www.philipellisestateagents.co.uk

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Energy performance certificate (EPC)

1 Thanington Court Farm
Thanington Road
CANTERBURY
CT1 3XF

Energy rating

D

Valid until: **24 October 2033**

Certificate number: **2105-1015-0145-1117-1781**

Property type

Detached house

Total floor area

135 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 current energy rating is D. It has the potential to be C.

[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		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 246 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,977 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £589 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 13,501 kWh per year for heating
- 3,150 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 5.9 tonnes of CO₂

This property's potential production 3.7 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£234
2. Low energy lighting	£25	£72
3. Heating controls (TRVs)	£350 - £450	£130
4. Solar water heating	£4,000 - £6,000	£152
5. Solar photovoltaic panels	£3,500 - £5,500	£709

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Graham Bolton
Telephone	07956267394
Email	gbolton.dea@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK300874
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 October 2023
Date of certificate	25 October 2023
Type of assessment	RdSAP