



PAUL WILLMOTT
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exp UK

Stour Street, Canterbury, CT1 2PH
CITY CENTRE LOCATION • OVER 3 FLOORS • PRIVATE PARKING

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Stour Street, Canterbury, CT4 6HG

- Elegant Georgian Townhouse
- Accommodation Over Three Floors
- Private Parking
- 3 Bedrooms
- 2 Bathrooms
- Period Features
- Beautiful Courtyard Garden
- Sought After Location









FRANCE

Marshall







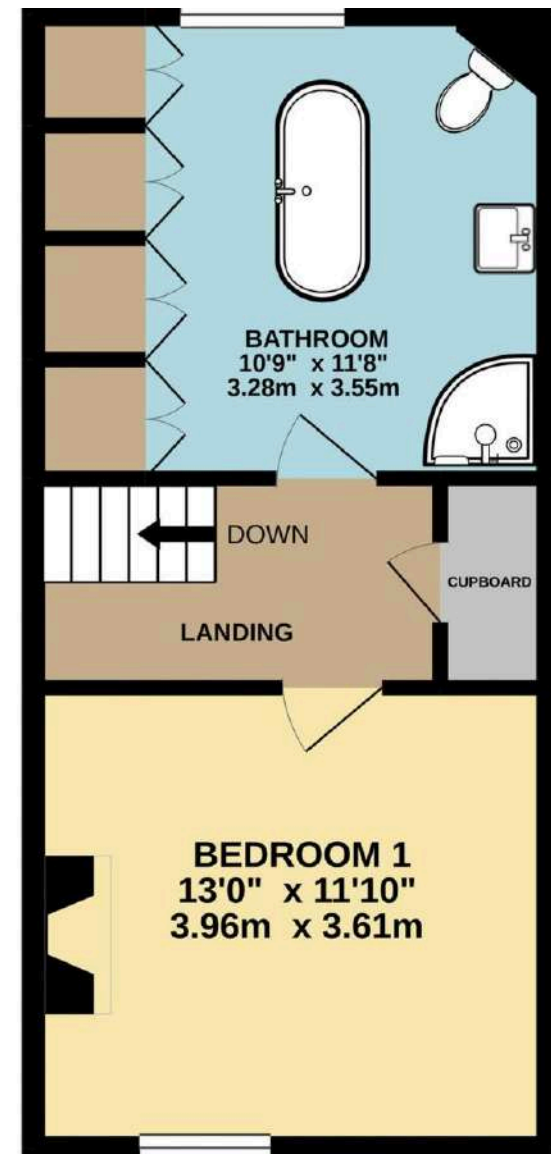
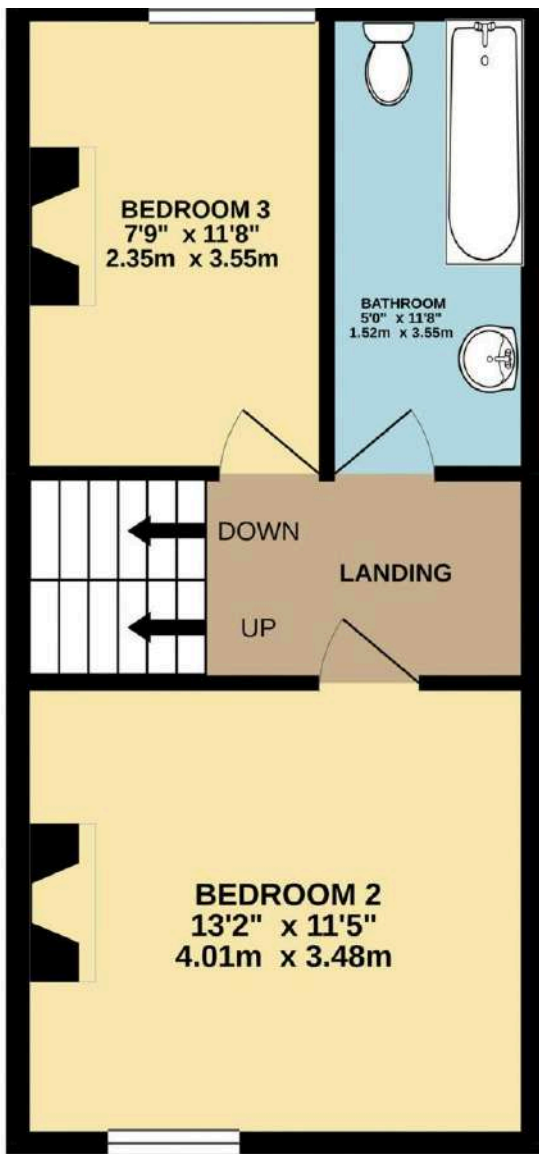
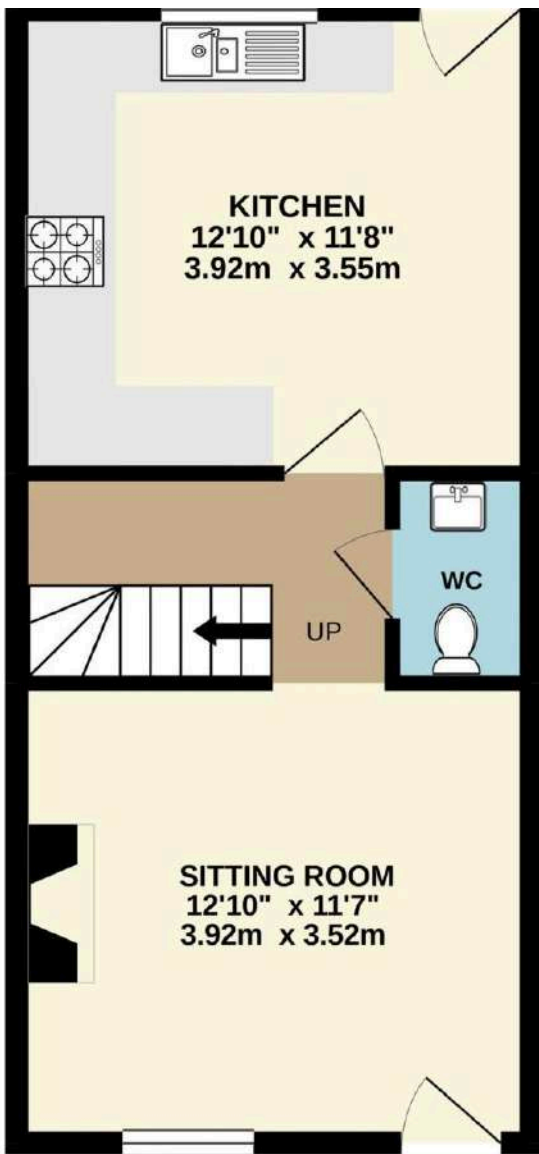


An elegant Grade II listed Georgian townhouse situated in an atmospheric location within Canterbury's historic city walls. This imposing three-storey residence exudes timeless charm and offers deceptively spacious and versatile living accommodation.

Upon entering, you are greeted by a sitting room, where high ceilings, restored sash windows with shutters, and a central log-burning fireplace create a warm and inviting atmosphere. The delightful kitchen features a contemporary design with an array of wall and floor fitted units, integrated cooking and washing appliances, and access to a charming, low-maintenance rear garden. This private outdoor space is adorned with established plants, and shrubs and provides a tranquil setting for entertaining. A gate at the rear leads to private parking and a convenient bike store.

On the first floor, you will find two generous double bedrooms, one of which could be suitably adapted to provide further living accommodation. There is also a family bathroom which features a white suite with a shower over the bath, all decorated in a neutral palette. The second floor offers a luxurious master suite with a considerably large bedroom, ample fitted storage cupboards, and an elegant bathroom boasting a freestanding bath, luxurious taps, and a separate shower cubicle.

The property is situated in the historic cathedral city of Canterbury. The city is home to a number of well regarded schools and educational institutions and provides a rich tapestry of atmospheric charm and contemporary energy. There are a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the popular Marlowe Theatre. The city is well served by Canterbury East and West railway stations with high speed links to London and Eurostar connections. The A2 is easily accessible with routes to Dover and London. The seaside town of Whitstable is just a short drive away.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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EPC RATING : C



COUNCIL TAX BAND: E

All main services are understood to be connected.

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SCAN FOR A FREE 60 SECOND VALUATION



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