

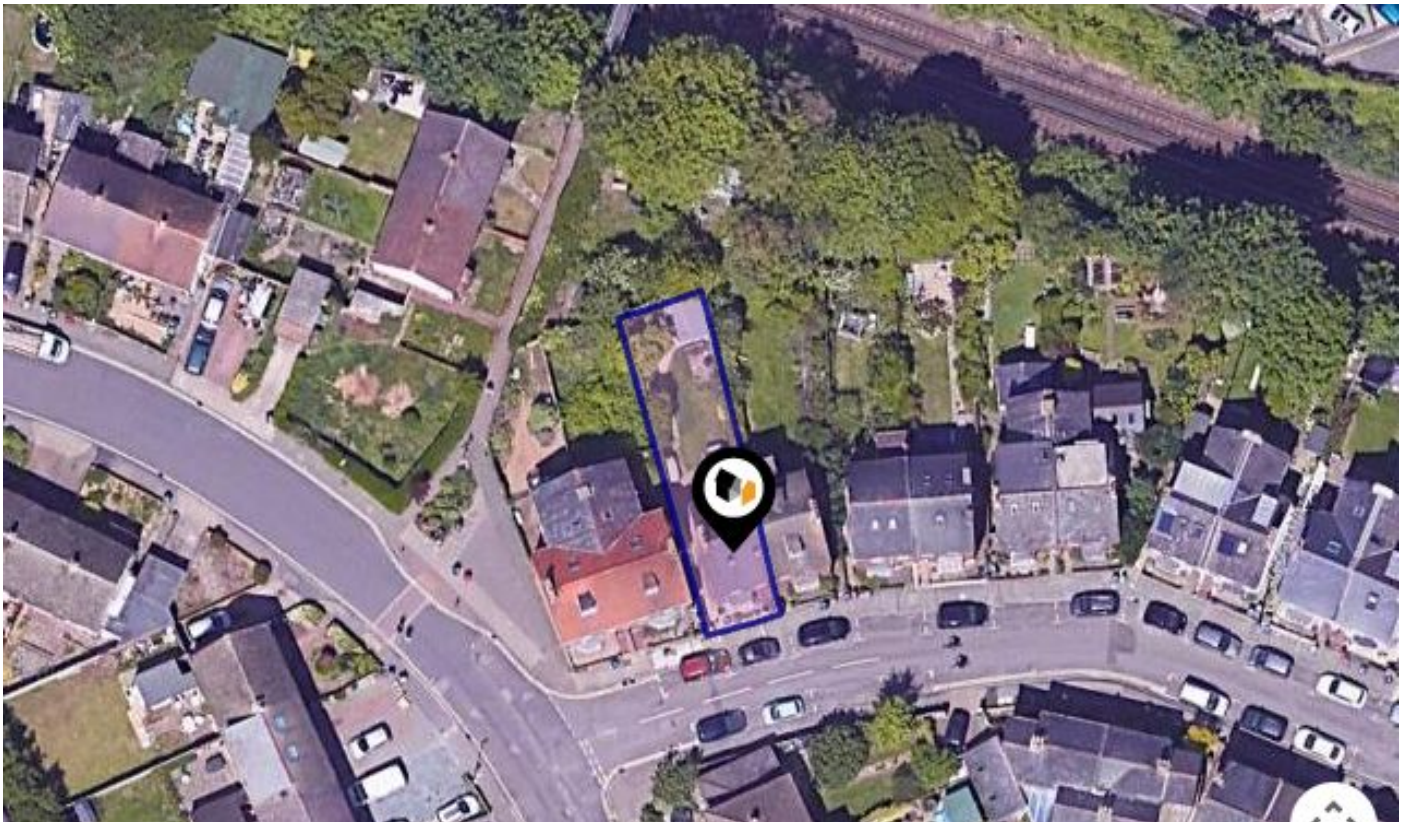


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025



NORMAN ROAD, CANTERBURY, CT1

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Set within the sought-after location of Norman Road in Canterbury, this impressive period property offers an exceptional balance of historic character and modern-day functionality. Boasting an array of original features such as feature fireplaces, generous room proportions, and a versatile layout over four main floors plus a detached garden room, perfect for use as a studio, office or creative retreat. This home is ideal for families, professionals, or anyone looking for charm combined with convenience.

The home is arranged across approximately 1570 sq ft (146 sq m) of living space and includes a well-proportioned kitchen, a range of living and reception rooms, four bedrooms, and three bathrooms. This home retains much of its original character, while offering the practicality of modern upgrades. Its location places it just minutes from Canterbury's city centre and provides excellent access to schools, transport, universities, and green spaces.

This period property beautifully combines original charm with contemporary upgrades. Feature fireplaces throughout the home lend a sense of historic warmth, while spacious and flexible living areas across four levels cater to a modern lifestyle. From the generous kitchen dining room to the study, reception areas, and a separate garden room, the house offers versatile spaces for family life, entertaining, or remote work. The bedrooms are well-sized and comfortable, including a top-floor main suite with its own private en suite bathroom. A separate utility and an additional WC, complete the layout, ensuring functionality matches the beauty of the design. The garden, with its freestanding garden room, is a rare bonus in such a central location.

As you enter the home on the ground floor, you are welcomed by a traditional hallway leading into a generous lounge, complete with a feature fireplace and large windows offering ample natural light. Adjacent to the lounge is a reception room, ideal as a formal dining area, second sitting room or family space. A study tucked to the rear of the ground floor provides a perfect, quiet area for remote work or reading.

Heading downstairs to the lower ground floor, you'll find a spacious and modern kitchen with ample counter space and a breakfast bar as well as large open plan dining area, ideal for entertaining guests. This floor also includes a utility room and a WC, ensuring practical needs are fully met.

On the first floor, the layout features two spacious double bedrooms, one of which is particularly large and can serve as a main or guest suite. A family bathroom with bath and a shower over completes this level. The second floor is entirely devoted to a main bedroom suite, featuring ample floor space, storage potential, and a convenient en suite with shower room.

Stepping outside, the home offers a low-maintenance rear garden that is both private and versatile. At the rear of the garden stands a detached garden room, perfect for use as an office, gym, or creative space, offering further flexibility for today's diverse living needs.



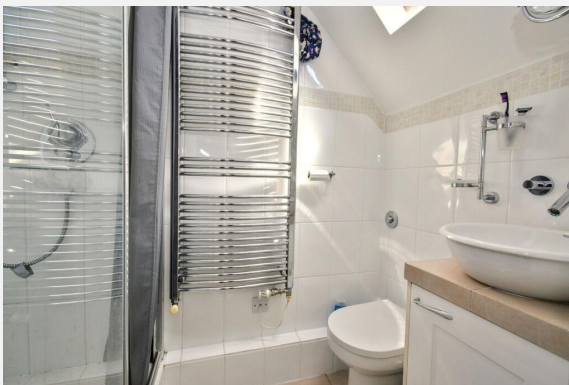
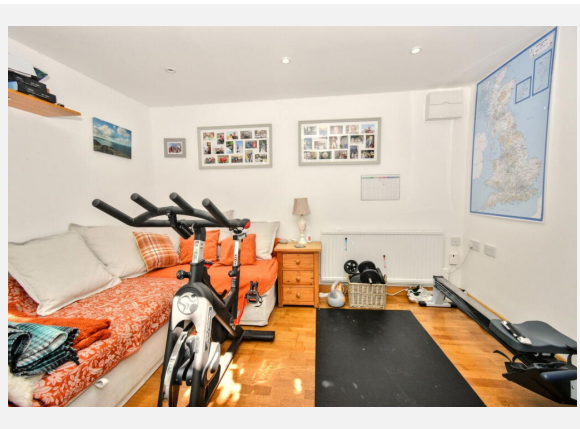
Property

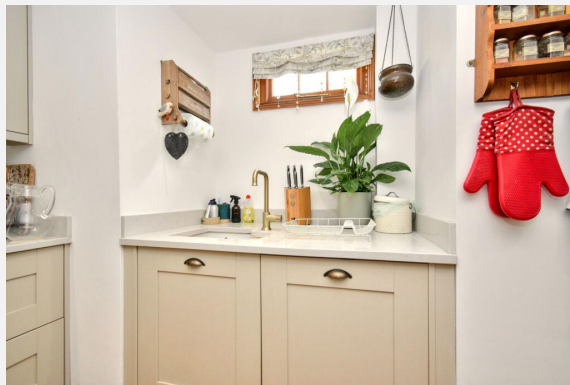
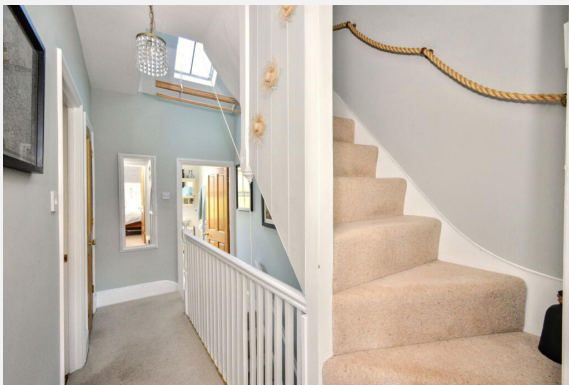
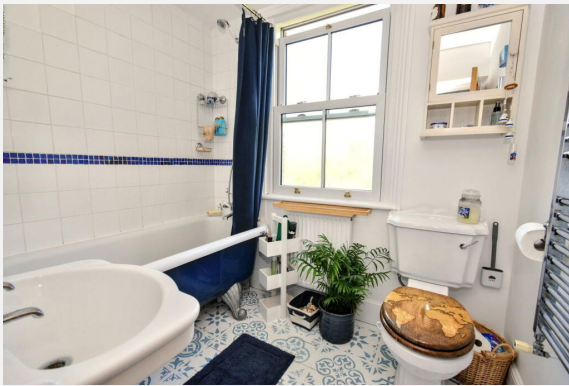
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,463 ft ² / 136 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,064		
Title Number:	K297143		

Local Area

Local Authority:	Kent	Estimated Broadband Speeds		
Conservation Area:	Nunnery Fields, Canterbury	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	10000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

						
O ₂	EE	3	O ₂	BT	sky	Virgin media





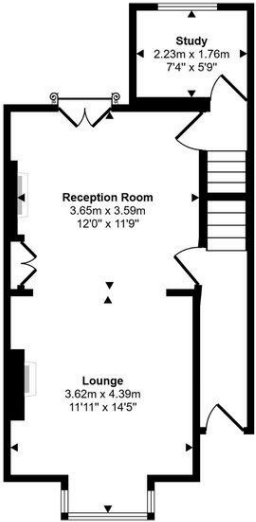


NORMAN ROAD, CANTERBURY, CT1

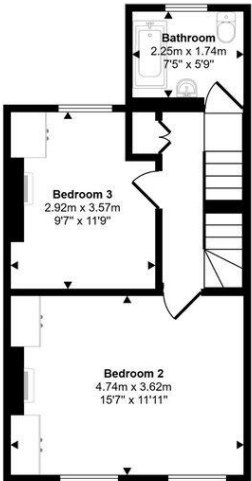
Approx Gross Internal Area
146 sq m / 1570 sq ft



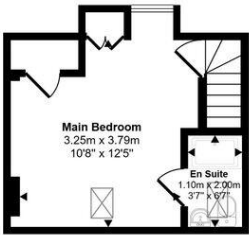
Lower Ground Floor
Approx 38 sq m / 408 sq ft



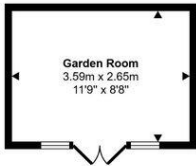
Ground Floor
Approx 40 sq m / 427 sq ft



First Floor
Approx 39 sq m / 424 sq ft

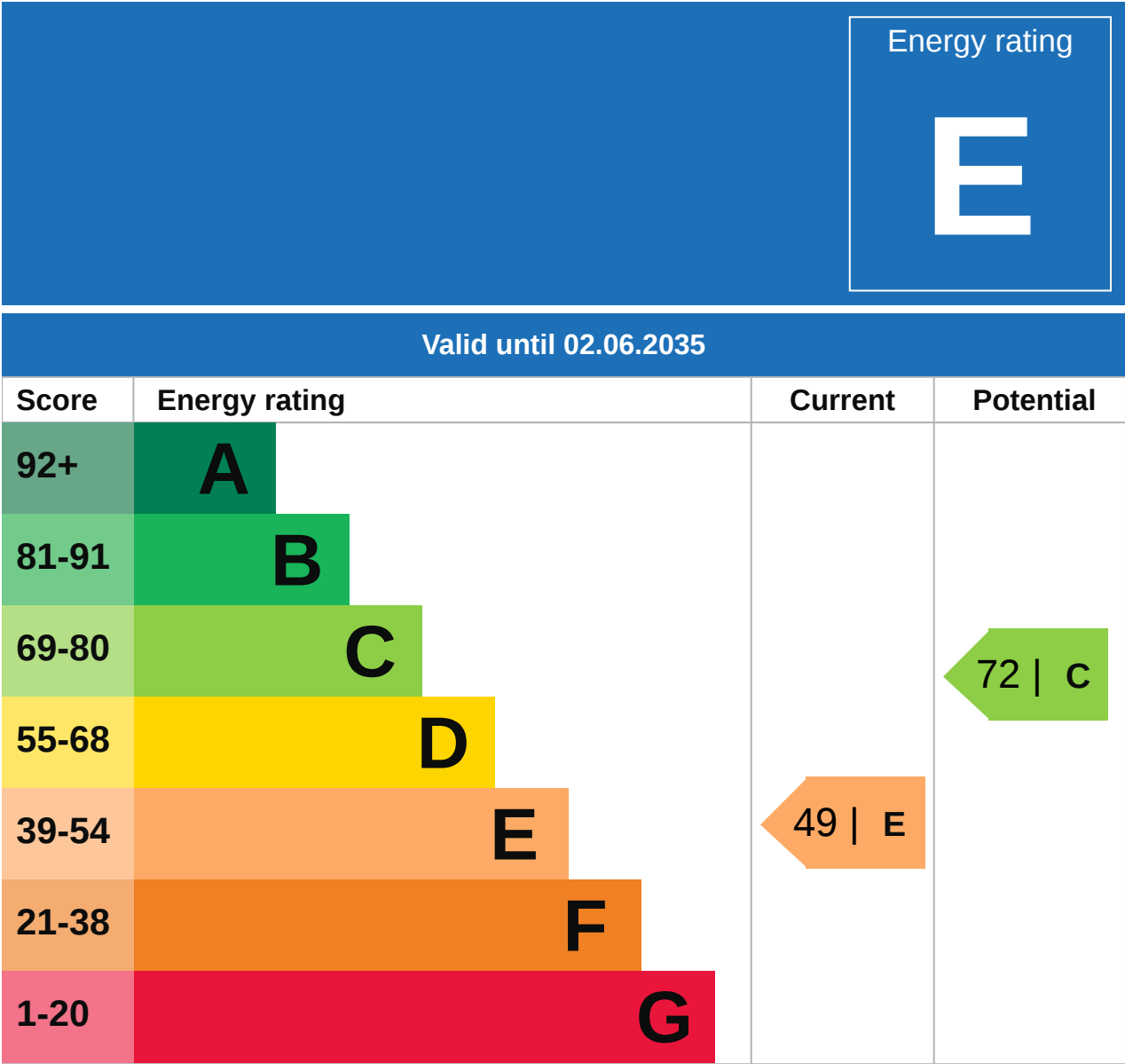


Second Floor
Approx 19 sq m / 208 sq ft



Garden Room
Approx 9 sq m / 102 sq ft

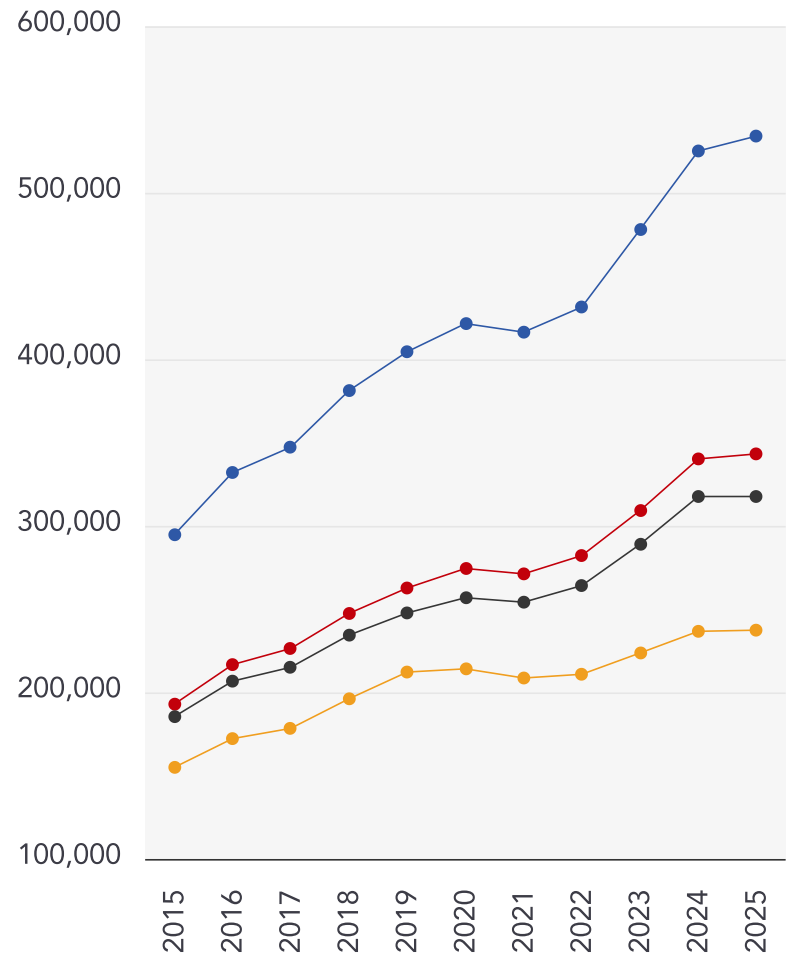
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Pitched, no insulation (assumed)
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in 74% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	136 m ²

10 Year History of Average House Prices by Property Type in CT1



Detached

+81.23%

Semi-Detached

+77.88%

Terraced

+71.26%

Flat

+53.14%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

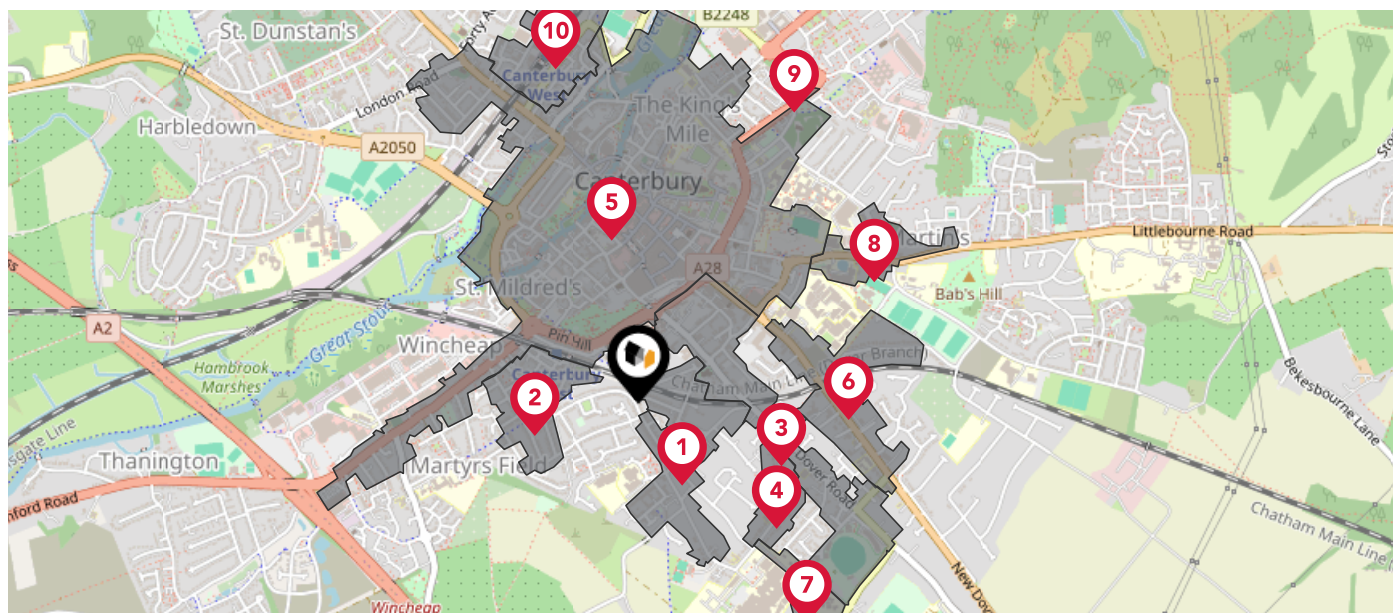
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

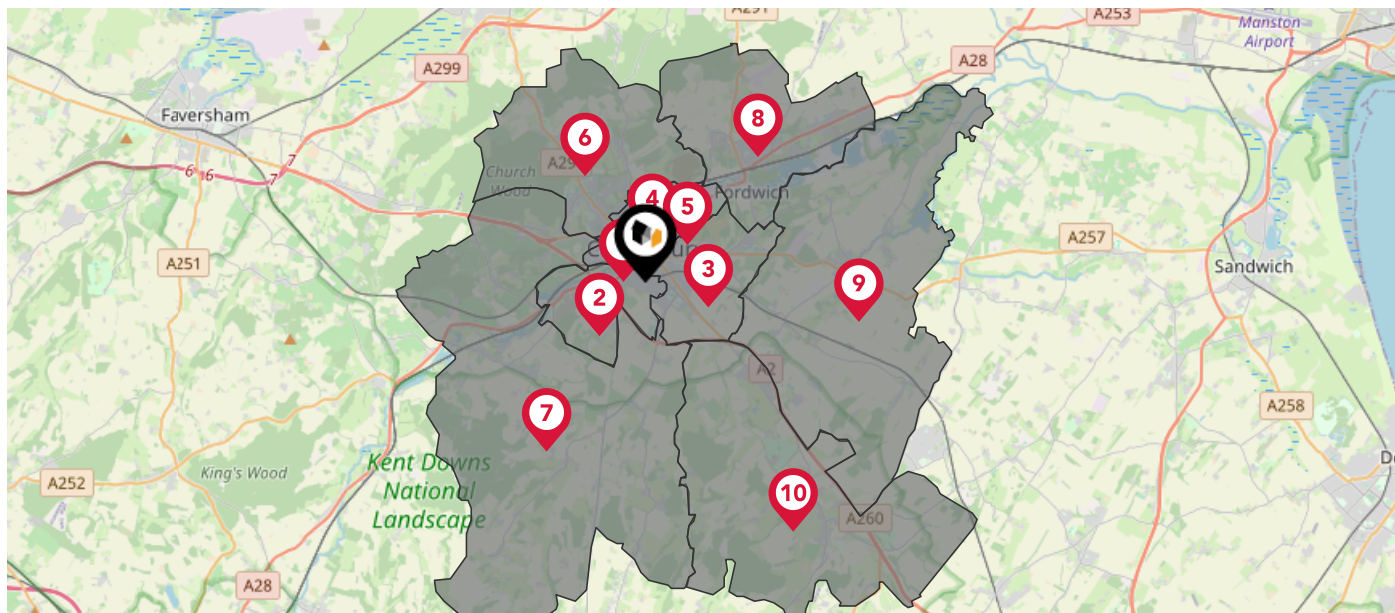
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Nunnery Fields, Canterbury
-  Martyns' Field, Canterbury
-  Old Dover Road, Oaten Hill and St Lawrence, Canterbury
-  Ethelbert Road, Canterbury
-  Canterbury City
-  New Dover Road and St Augustine's Road, Canterbury
-  1937 Kent and Canterbury Hospital, Canterbury
-  St Martin's, Canterbury
-  Alma, Clyde and Notley Street, Canterbury
-  West Station, Canterbury

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Westgate Ward

2

Wincheap Ward

3

Barton Ward

4

St. Stephens Ward

5

Northgate Ward

6

Blean Forest Ward

7

Chartham & Stone Street Ward

8

Sturry Ward

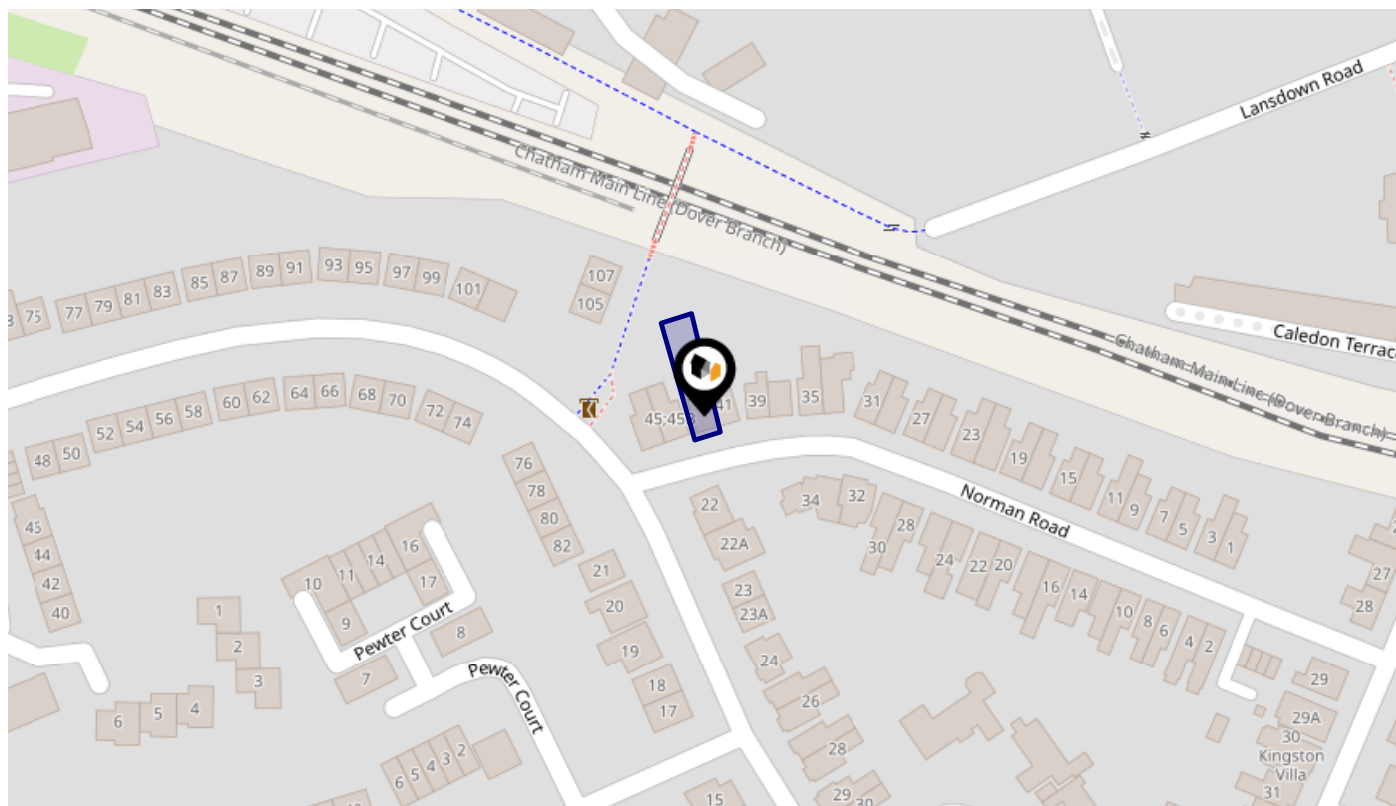
9

Little Stour & Adisham Ward

10

Nailbourne Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

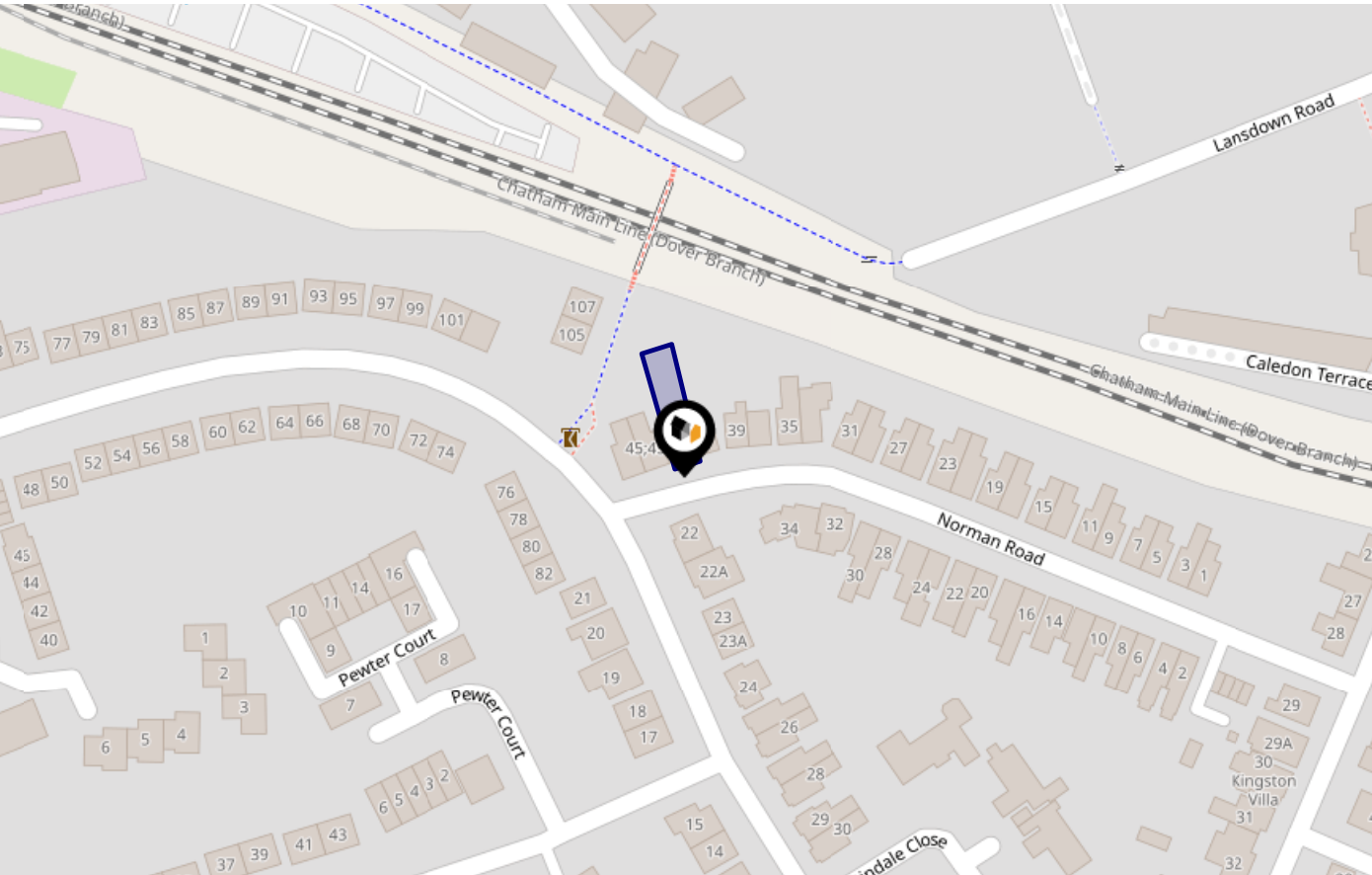
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

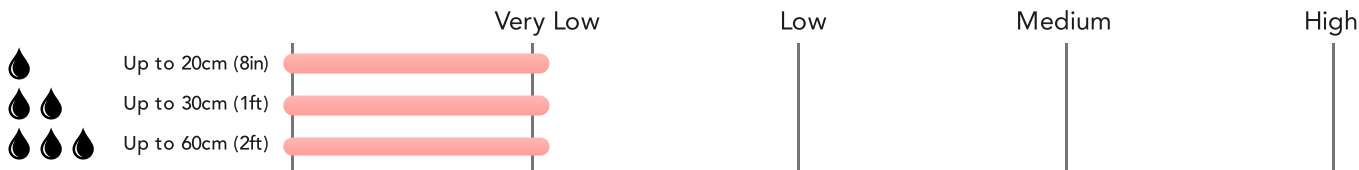


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



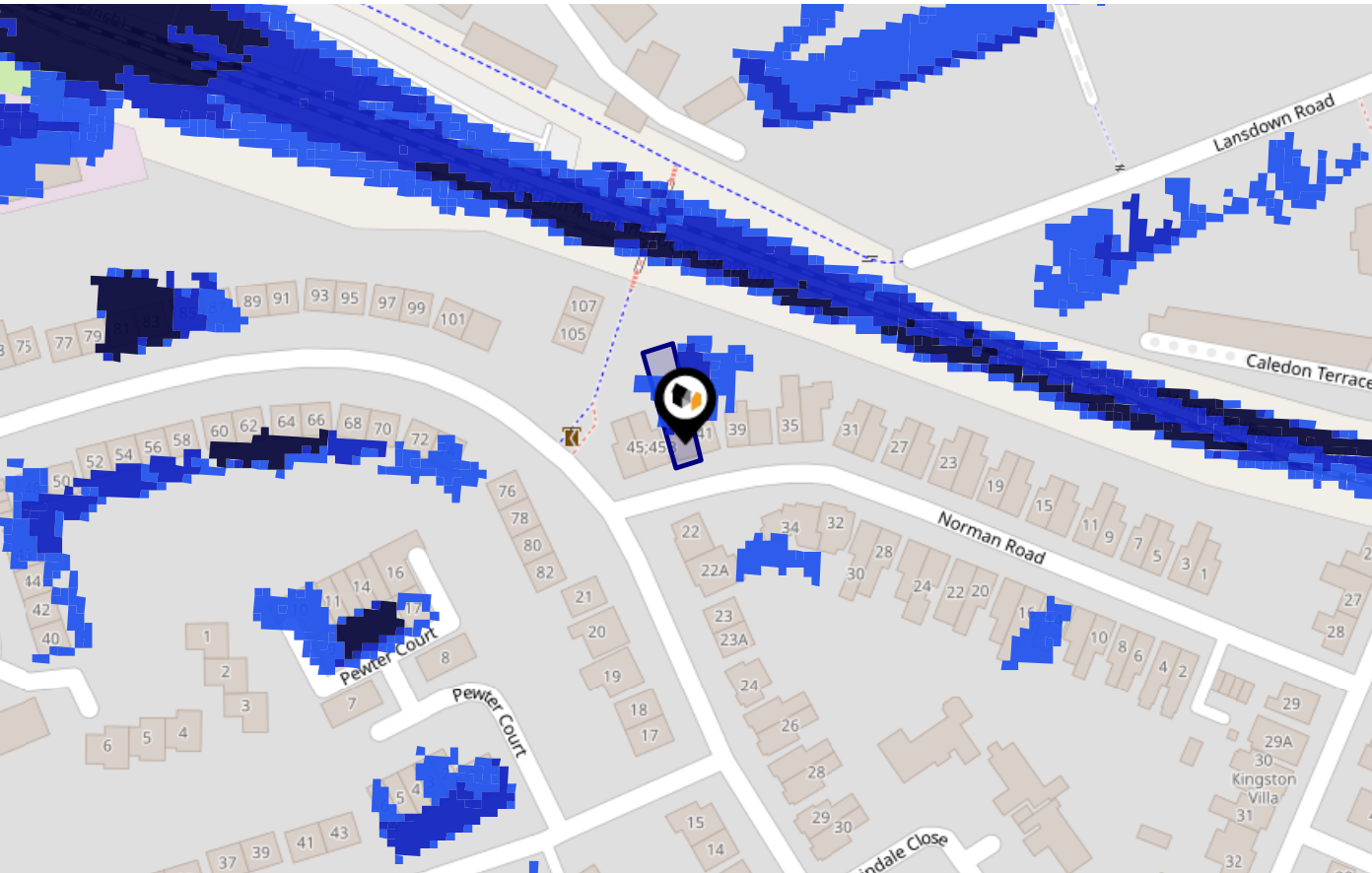
JAMES VOYSEY POWERED BY exp UK

Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Low

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

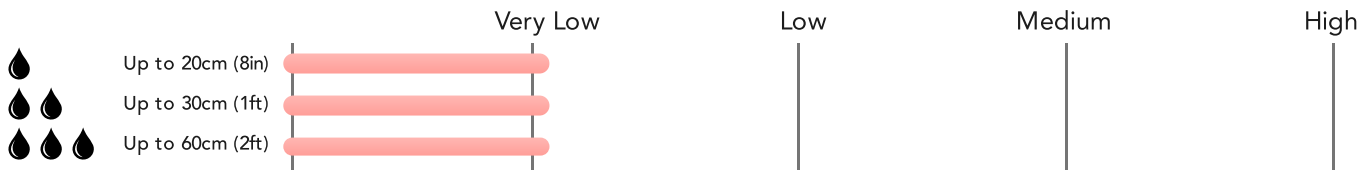


Risk Rating: **Very low**

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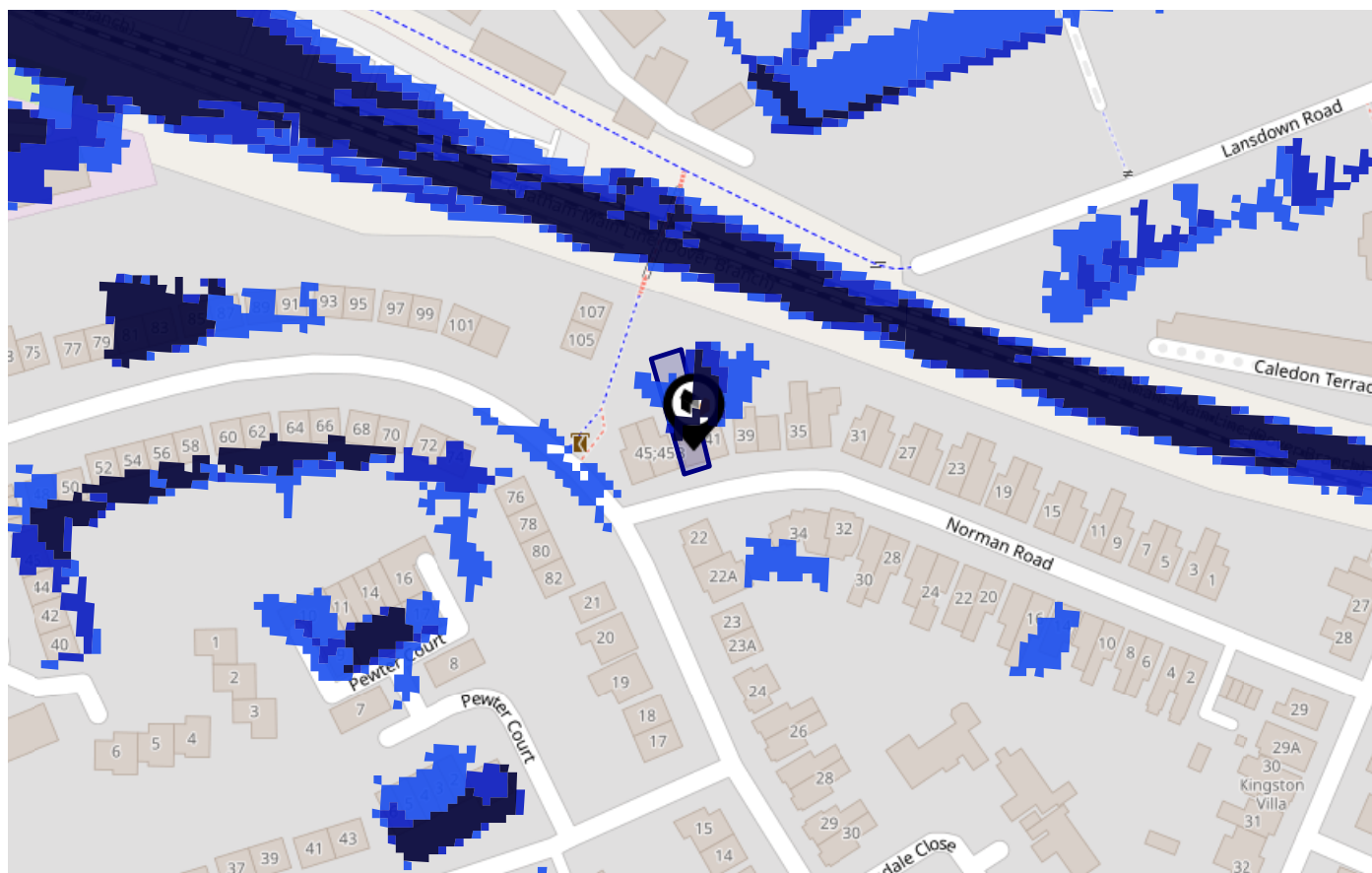
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

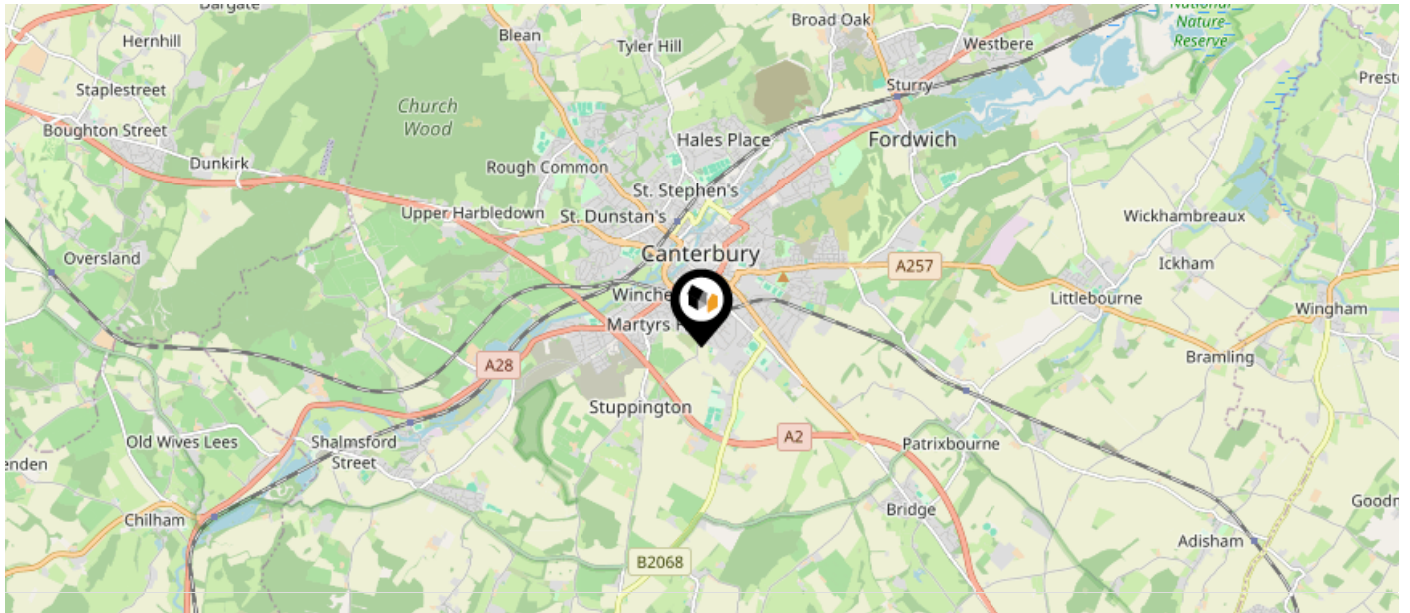
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



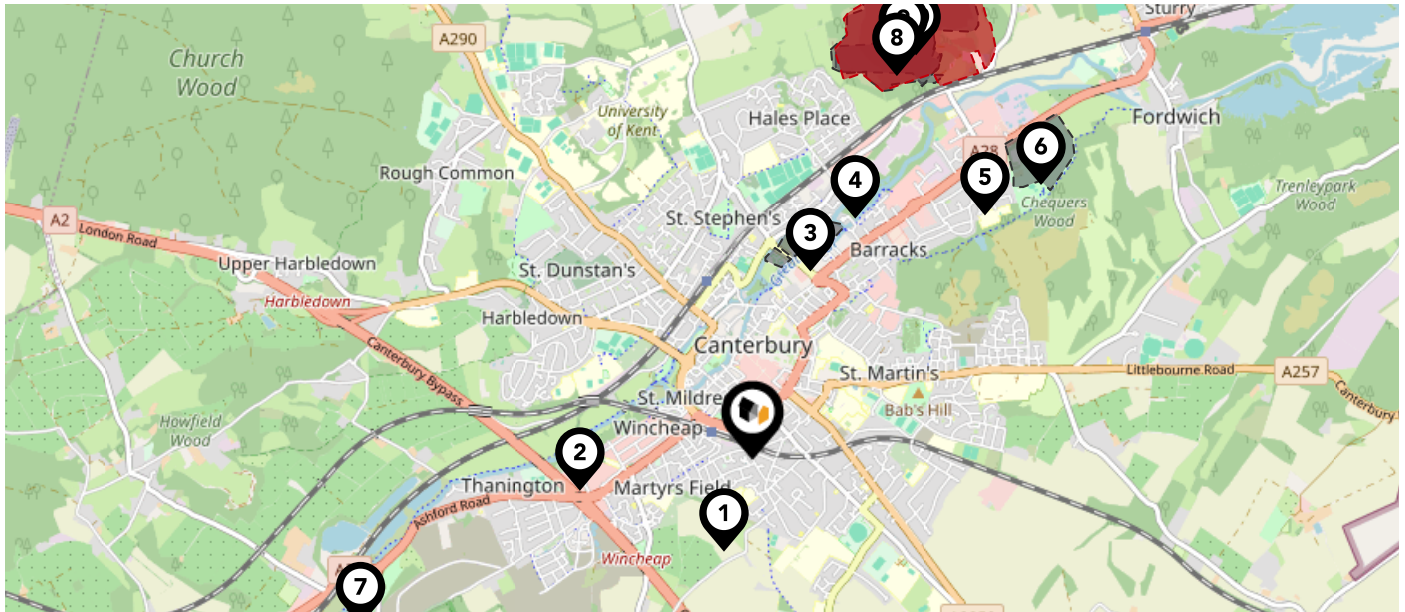
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



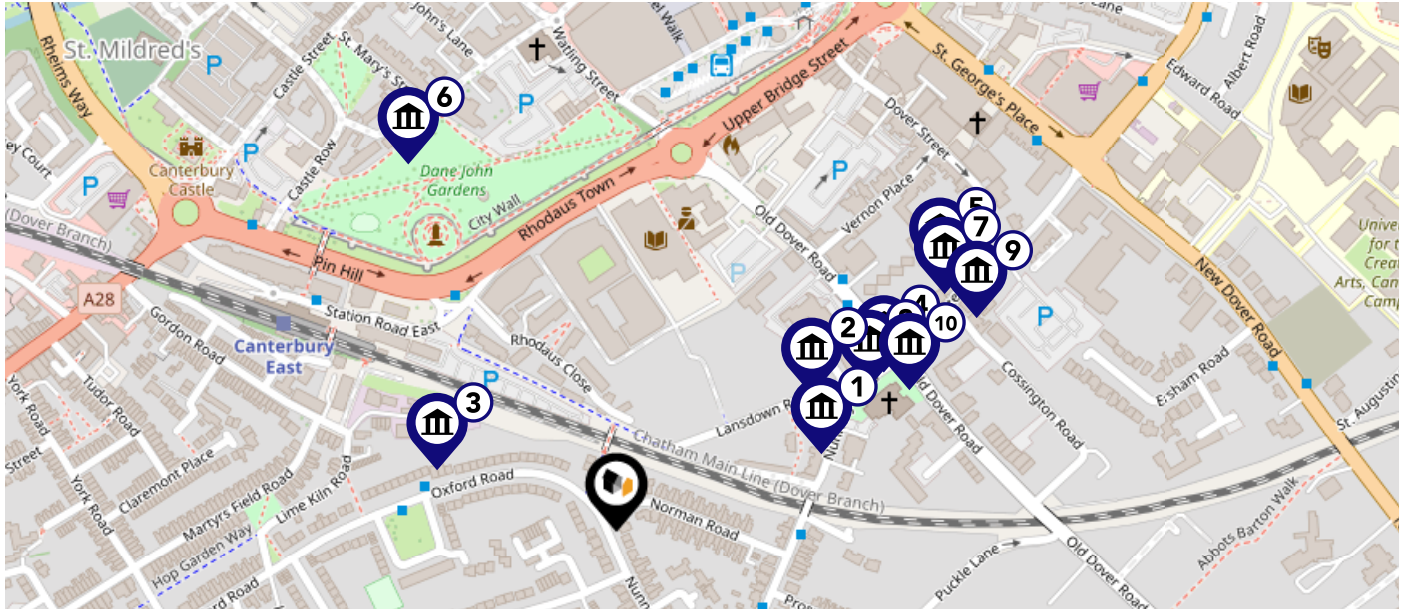
Nearby Landfill Sites

	Lime Kiln Quarry-Wincheap, Kent	Historic Landfill 
	Wincheap-The Boundary. Wincheap, Canterbury, Kent	Historic Landfill 
	Kingsmead Station-Kingsmead Road, Northgate, Canterbury, Kent	Historic Landfill 
	Broad oak Road-Broad oak Road, Canterbury, Kent	Historic Landfill 
	Old Field Ave-Off Sturry Road, Canterbury, Kent	Historic Landfill 
	Sturry Road-Sturry, Canterbury, Kent	Historic Landfill 
	Milton Quarry-Thannington, Kent	Historic Landfill 
	Shelford Quarry-Canterbury, Kent	Historic Landfill 
	Shelford Sandpit-Canterbury, Kent	Historic Landfill 
	Shelford Landfill	Active Landfill 

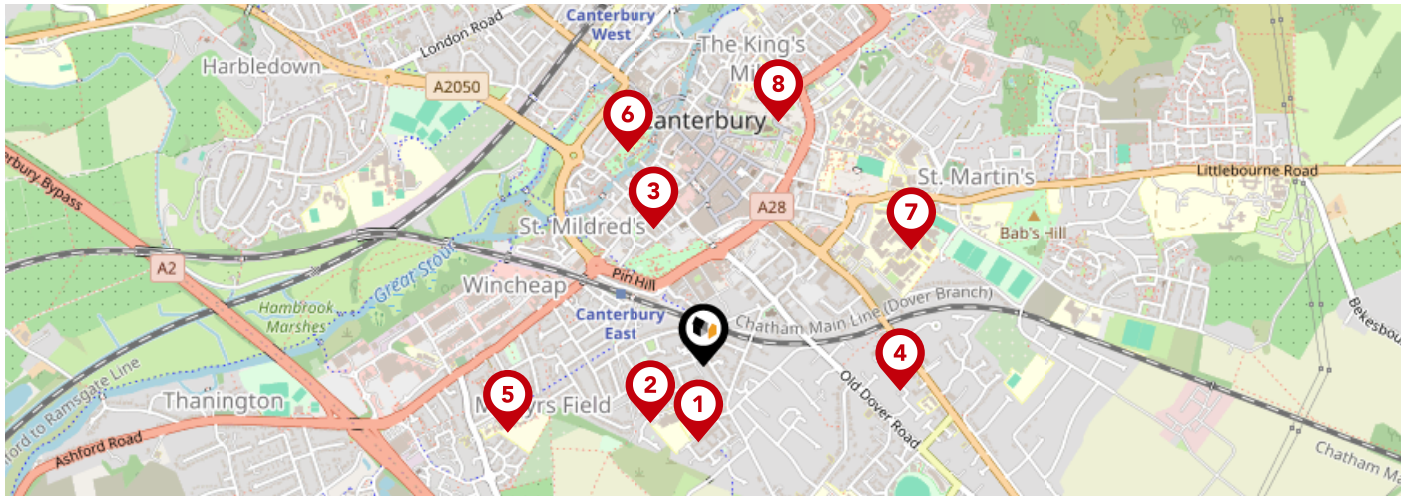
Maps

Listed Buildings

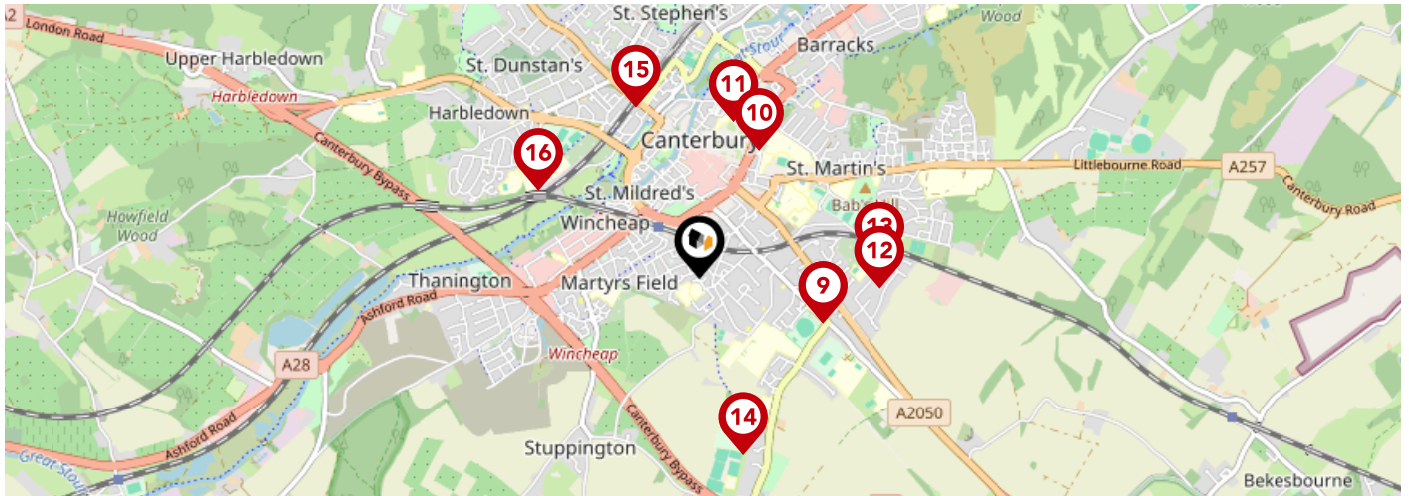
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1241182 - 5-14, Nunnery Fields	Grade II	0.1 miles
	1260761 - 62-64, Lansdown Road	Grade II	0.1 miles
	1273536 - Dane John Works	Grade II	0.1 miles
	1241189 - Cross Keys Inn	Grade II	0.2 miles
	1260630 - 4, Oaten Hill Place	Grade II	0.2 miles
	1085046 - 12 & 12a, 14 & 15 Dane John	Grade II	0.2 miles
	1260629 - 1, Oaten Hill Place	Grade II	0.2 miles
	1241199 - 46, Old Dover Road	Grade II	0.2 miles
	1241184 - 5, Oaten Hill	Grade II	0.2 miles
	1241188 - St Sepulchre's	Grade II	0.2 miles



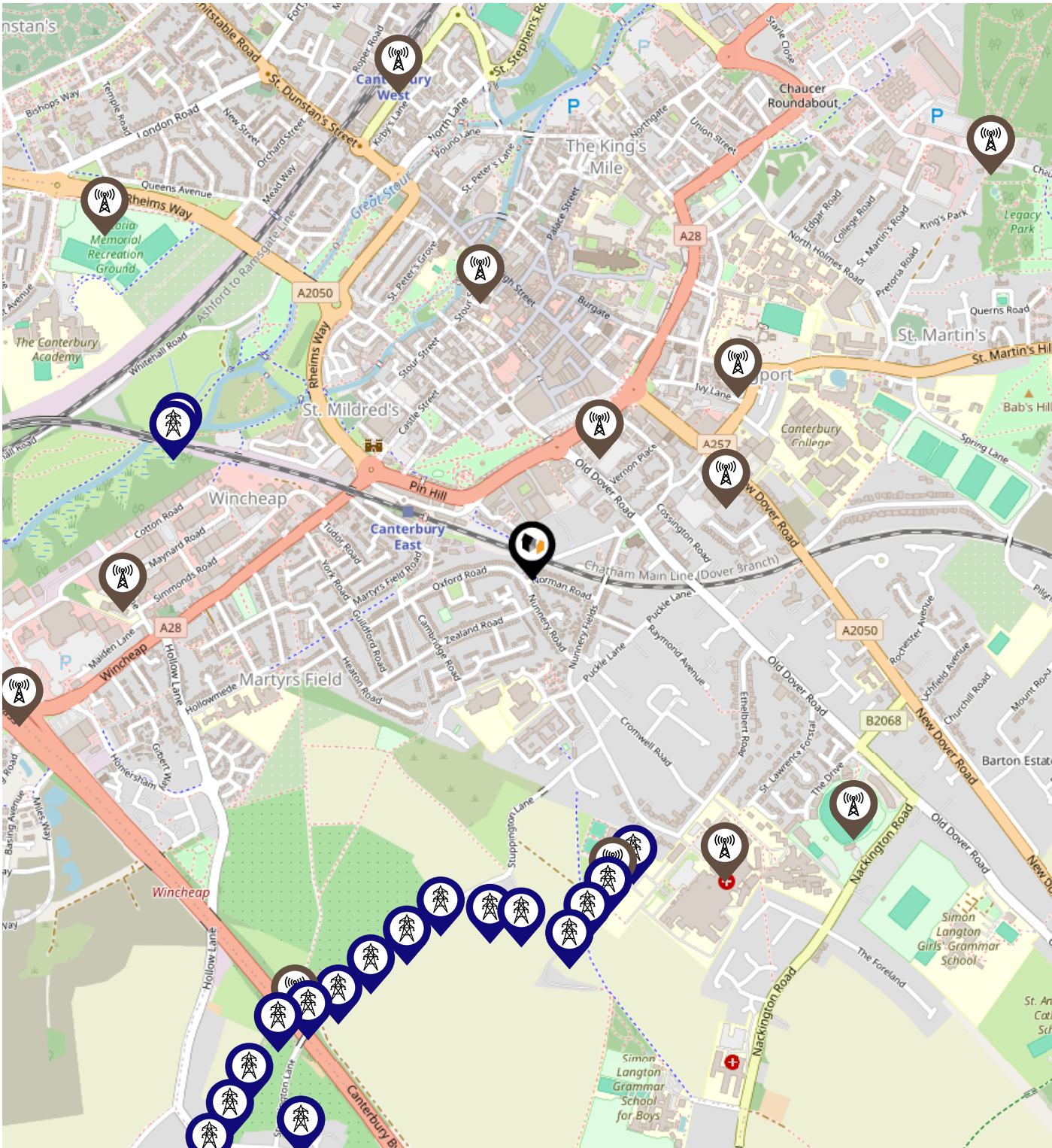
		Nursery	Primary	Secondary	College	Private
	St Nicholas' School Ofsted Rating: Good Pupils: 367 Distance:0.17	☐	☐	☒	☐	☐
	The Orchard School Ofsted Rating: Good Pupils: 104 Distance:0.18	☐	☐	☒	☐	☐
	Haven Nook Ofsted Rating: Good Pupils: 18 Distance:0.34	☐	☐	☒	☐	☐
	Newingate School Ofsted Rating: Not Rated Pupils: 16 Distance:0.46	☐	☐	☒	☐	☐
	Wincheap Foundation Primary School Ofsted Rating: Good Pupils: 427 Distance:0.48	☐	☒	☐	☐	☐
	St Peter's Methodist Primary School Ofsted Rating: Good Pupils: 211 Distance:0.53	☐	☒	☐	☐	☐
	Barton Court Grammar School Ofsted Rating: Good Pupils: 1002 Distance:0.55	☐	☐	☒	☐	☐
	The King's School Canterbury Ofsted Rating: Not Rated Pupils: 911 Distance:0.59	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Worthgate School Ofsted Rating: Not Rated Pupils: 318 Distance:0.61	☐	☐	☒	☐	☐
	St Thomas' Catholic Primary School, Canterbury Ofsted Rating: Good Pupils: 210 Distance:0.66	☐	☒	☐	☐	☐
	St Johns Church of England Primary School Ofsted Rating: Good Pupils: 442 Distance:0.74	☐	☒	☐	☐	☐
	Pilgrims' Way Primary School Ofsted Rating: Good Pupils: 386 Distance:0.83	☐	☒	☐	☐	☐
	Barton Manor School Ofsted Rating: Not Rated Pupils: 300 Distance:0.84	☐	☐	☒	☐	☐
	Simon Langton Grammar School for Boys Ofsted Rating: Outstanding Pupils: 1241 Distance:0.84	☐	☐	☒	☐	☐
	Bemix Ofsted Rating: Good Pupils:0 Distance:0.85	☐	☐	☒	☐	☐
	The Canterbury Academy Ofsted Rating: Requires improvement Pupils: 1905 Distance:0.85	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

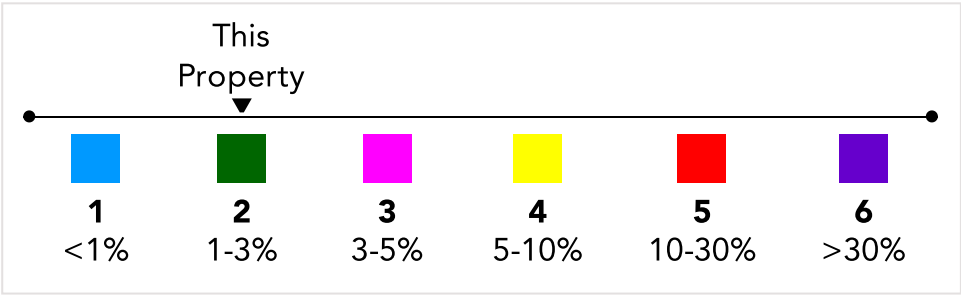
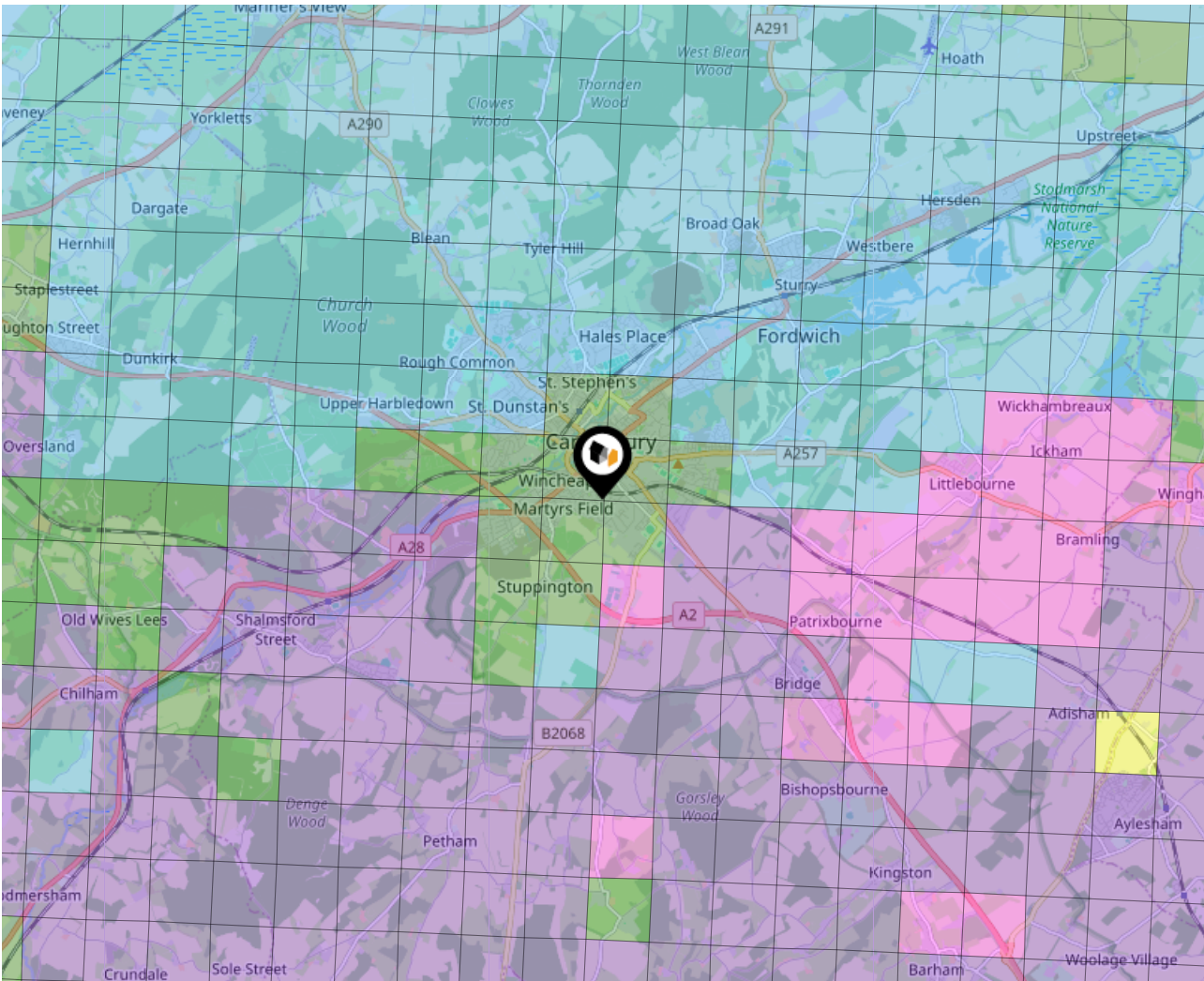


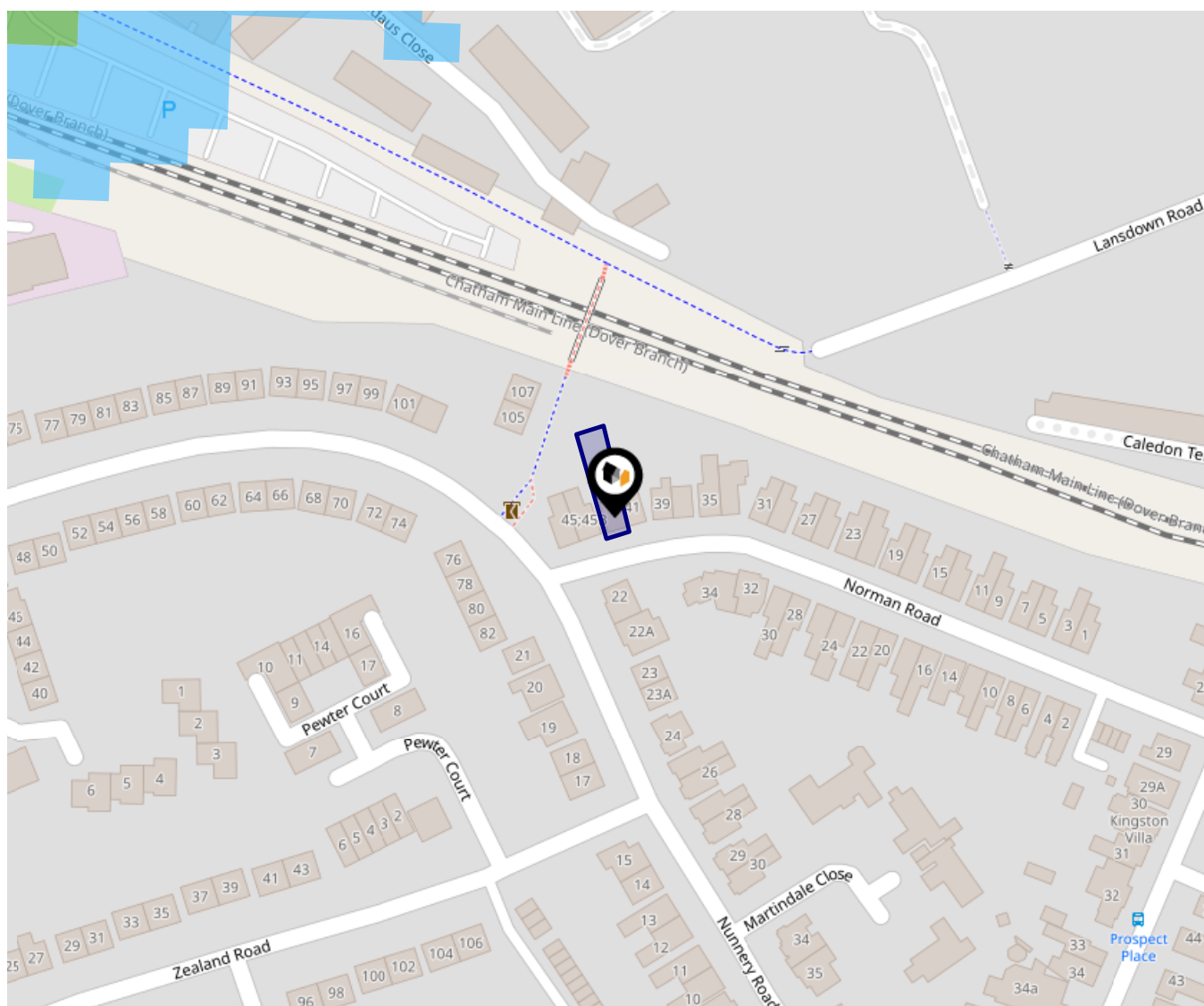
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY)		

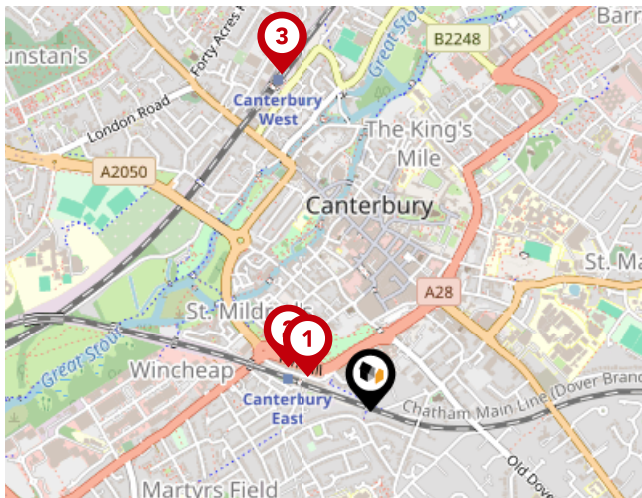


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

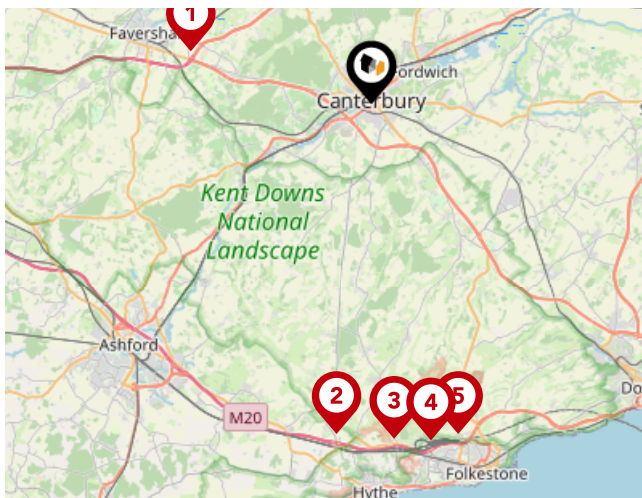
Area

Transport (National)



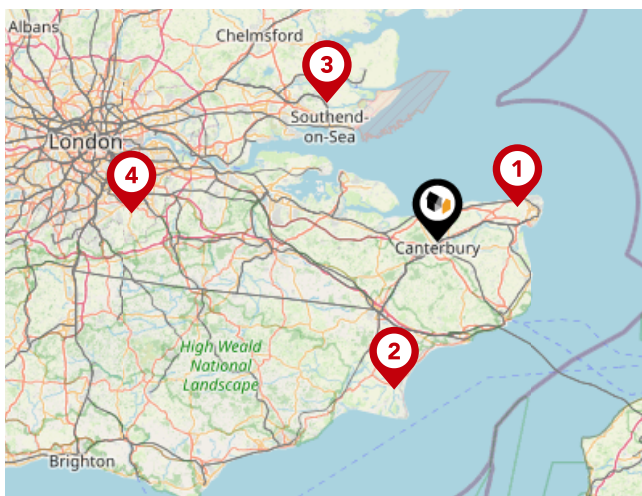
National Rail Stations

Pin	Name	Distance
	Canterbury East Rail Station	0.17 miles
	Canterbury East Rail Station	0.22 miles
	Canterbury West Rail Station	0.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	6.99 miles
	M20 J11	12.33 miles
	M20 J11A	12.44 miles
	M20 J12	12.71 miles
	M20 J13	12.69 miles

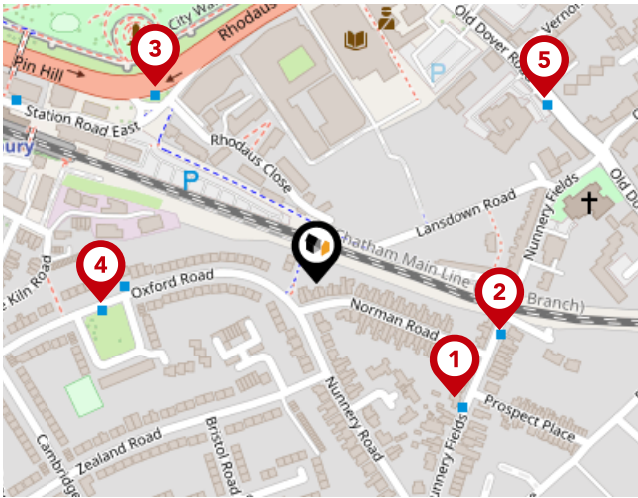


Airports/Helipads

Pin	Name	Distance
	Manston	13.08 miles
	Lydd Airport	22.91 miles
	Southend-on-Sea	26.16 miles
	Leaves Green	45.47 miles

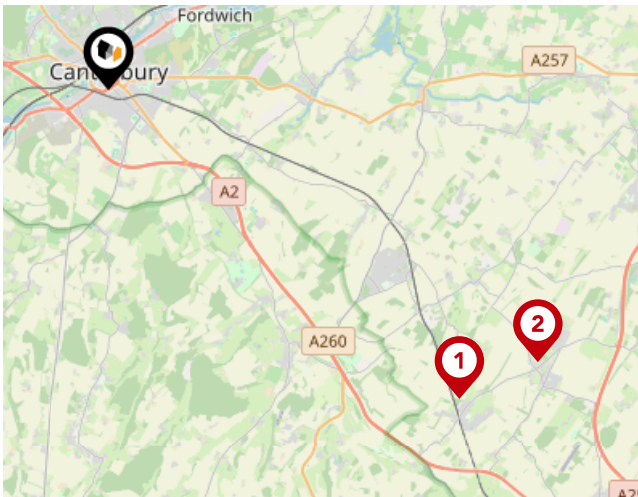
Area

Transport (Local)



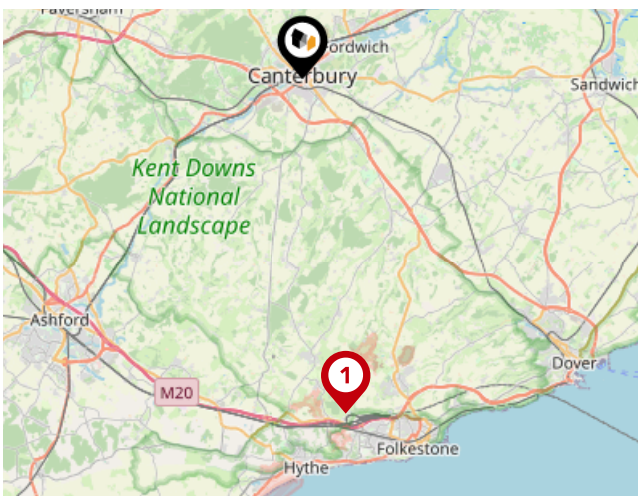
Bus Stops/Stations

Pin	Name	Distance
	Prospect Place	0.1 miles
	Prospect Place	0.11 miles
	Canterbury East Railway Station	0.15 miles
	Oxford Road	0.13 miles
	Health Centre	0.17 miles



Local Connections

Pin	Name	Distance
	Shepherdswell Station (East Kent Railway)	8.68 miles
	Eythorne Station (East Kent Railway)	9.44 miles



Ferry Terminals

Pin	Name	Distance
	Folkestone Eurotunnel Terminal	12.55 miles

JAMES VOYSEY



James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



/jamesvoyseyestateagent



/james-voysey-7ba90719b

James Voysey Powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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