



GUILDCREST ESTATES



7 Cavalry Close, Canterbury CT1 1GS



4



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Cavalry Close, Canterbury CT1 1GS

Guide price £475,000

**** Guide Price £475,000 - £500,000 ****

Located in Cavalry Close, Canterbury, this modern four bedroom detached house offers comfortable family living in a peaceful and historically rich setting. Built just five years ago, the home is part of a development on the site of the former Royal Cavalry Barracks, which were originally constructed in 1794 as part of Britain's military preparations during the Napoleonic Wars. The area once housed thousands of soldiers and horses, and played a key role in Canterbury's military history for over 150 years.

Inside, the home features a stylish, upgraded kitchen with high-quality AEG integrated appliances, including a fridge freezer, double oven, and five-burner gas hob, perfect for cooking and entertaining. Elegant Amtico flooring in the kitchen and dining area, offering both style and easy maintenance. A spacious master bedroom with fitted wardrobes and a private ensuite shower room. A second double bedroom also with fitted wardrobes, ideal for guests or family. A modern family bathroom with both a bath and shower over.

Outside, the property includes an extended patio and decking area, great for relaxing or hosting friends. A partially converted garage, now a bright and practical office space with laminated flooring, while still offering storage.

This home blends modern convenience with a setting rich in local history. Cavalry Close occupies part of Canterbury's former military barracks site, now a peaceful residential area with straightforward access to the city centre, well-regarded schools, shops, and transport links.





Kitchen / Dining Room

19'11 (6.07) max x 11'7 (3.53) max (19'11 (6.07) max x 11'7 (3.53) max)

Living Room

19'11 (6.07) x 11'4 (3.45) (19'11 (6.07) x 11'4 (3.45))

Entrance Hall

Utility Room

Bedroom 1

11'6 (3.51) max x 9'11 (3.02) (11'6 (3.51) max x 9'11 (3.02))

Bedroom 2

11'10 (3.61) x 9'8 (2.95) (11'10 (3.61) x 9'8 (2.95))

Bedroom 3

11'7 (3.53) max x 7'4 (2.24) max (11'7 (3.53) max x 7'4 (2.24) max)

Bedroom 4

10' (3.05) x 8'3 (2.51) (10' (3.05) x 8'3 (2.51))



Bathroom

Ensuite

Cloakroom

Office / Gym

12'5 (3.78) x 9'2 (2.79) (12'5 (3.78) x 9'2 (2.79))

Garage

10'1 (3.07) x 6'11 (2.11) (10'1 (3.07) x 6'11 (2.11))

Rear Garden





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Key Features

- 4 double bedroom detached house
- Modern kitchen with AEG appliances
- Amtico flooring in kitchen/dining room
- Master with en-suite and fitted wardrobes
- Second double with fitted wardrobes
- Family bathroom with bath and shower over
- Partially converted garage office
- Extended patio with decking
- Located in Cavalry Close, Canterbury
- Viewing highly recommended

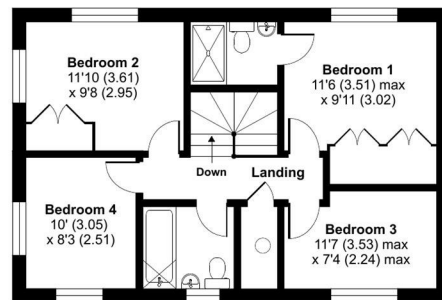
Important Information

Freehold
House - Detached
1236.00 sq ft
Council Tax Band E
EPC Rating B

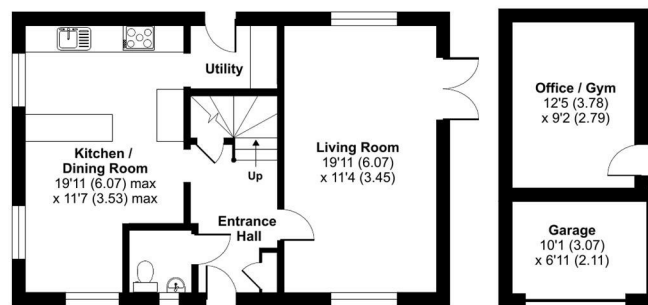
£475,000

Cavalry Close, Canterbury, CT1

Approximate Area = 1236 sq ft / 114.8 sq m
Garage = 71 sq ft / 6.5 sq m
Outbuilding = 114 sq ft / 10.5 sq m
Total = 1421 sq ft / 132 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1374713



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



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