



CHRISTOPHER HODGSON

# Canterbury

## *Hillmead Leycroft Close, Canterbury, Kent, CT2 7LB*

Freehold

A substantial late Victorian family home in an elevated position within one mile of the City centre, from where it commands far-reaching views. 'Hillmead' occupies a generous plot totalling a little over half of an acre and was built circa 1900 by Walter Cozens, a prominent local builder who was instrumental in the founding of Canterbury Archaeological Society in 1921.

The house enjoys an idyllic and tranquil setting being surrounded by secluded gardens which are encompassed by mature shrubs and trees, which is rarely found within such close proximity to both the City centre, surrounding countryside and Canterbury West station (0.8 miles) which provides High Speed services to London. The beautiful parkland of University of Kent, Canterbury Campus is a short two-minute stroll away, and is ideal for exercise and dog walking.

The superb and comfortably proportioned accommodation is arranged over four floors and totals 3455 sq ft (321 sq m) including a self-contained flat which provides ancillary accommodation for guests.

The upper ground floor entrance hall opens to a sitting room, drawing room, dining room, a smartly fitted kitchen/breakfast room and a cloakroom. To the first and second floors there are five bedrooms and five bathrooms (all of which are en-suite). The lower ground floor comprises a utility room which serves the main house, a self-contained flat with kitchen, sitting room, bedroom and shower room, and access to a workshop with storage and a wine cellar.

Outside, the extensive gardens have been thoughtfully landscaped and include numerous seating areas including a raised terrace facing West and a garden room with veranda. A driveway accessed via electronically operated gates provides off street parking for a number of vehicles and access to a large, detached garage.

### Location

Leycroft Close is ideally positioned less than one mile from the City centre and within walking distance of Canterbury West mainline railway station (0.8 miles). The City benefits from public schools, state schools and higher educational facilities including The University Of Kent, King's School, St Edmunds School and Kent College; all of which are located within close proximity to the property. Canterbury also offers a wealth of cultural and leisure amenities including the recently reconstructed Marlowe Theatre, a number of bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops and Canterbury Cathedral which dates back to the 6th Century and forms part of a UNESCO World Heritage Site. There is also access to the A2/M2 and subsequent motorway network. The mainline railway stations offer fast and frequent services to London with high speed links from Canterbury West to London St Pancras (approximately 56 minutes).

### Accommodation

The accommodation and approximate measurements (taken at maximum points) are:

#### UPPER GROUND FLOOR

- Entrance Hall
- Drawing Room 14'9" x 13'1" (4.50m x 4.00m)
- Sitting Room 13'1" x 9'4" (4.00m x 2.84m)
- Dining Room 14'11" x 13'4" (4.55m x 4.07m)
- Conservatory 15'7" x 10'2" (4.75m x 3.10m)
- Kitchen 15'8" x 9'6" (4.80m x 2.90m)
- Utility Area 7'0" x 3'6" (2.15m x 1.07m)

#### FIRST FLOOR

- Bedroom 1 14'11" x 13'2" (4.55m x 4.02m)
- Shower Room 13'4" x 11'1" (4.07m x 3.38m)

- Bedroom 2 13'1" x 9'8" (4.00m x 2.95m)  
Currently used as a Study.

- En-Suite Bathroom 6'3" x 6'1" (1.93m x 1.87m)
- Bedroom 3 9'6" x 8'11" (2.90m x 2.73m)
- En-Suite Shower Room 10'3" x 6'10" (3.14m x 2.10m)

#### SECOND FLOOR

- Bedroom 4 12'8" x 9'10" (3.86m x 3.00m)
- En-Suite Shower Room 6'9" x 5'10" (2.08m x 1.80m)
- Bedroom 5 15'4" x 12'7" (4.68m x 3.86m)
- En-Suite Shower Room 6'6" x 5'10" (2.00m x 1.80m)

#### LOWER GROUND FLOOR

- Utility Room 14'7" x 9'1" (4.47m x 2.79m)
- Workshop 15'5" x 13'1" (4.72m x 4.00m)





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- Cellar 9'3" x 2'9" (2.84m x 0.85m)

#### Self Contained Flat

- Kitchen 19'2" x 8'8" (5.86m x 2.66m)
- Sitting Room 13'1" x 10'11" (3.98m x 3.34m)
- Bedroom 13'1" x 11'0" (3.98m x 3.36m)
- Shower Room 5'5" x 3'2" (1.65m x 0.97m)
- Cloakroom

#### OUTSIDE

- Garden 133" x 86" (40.54m x 26.21m)
- Garden Room 9'2" x 9'2" (2.80m x 2.80m)  
With electricity supply and heating.
- Veranda 9'2" x 9'2" (2.80m x 2.80m)
- Gardener's WC
- Double Garage 20'4" x 19'8" (6.20m x 6.00m)

#### Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.



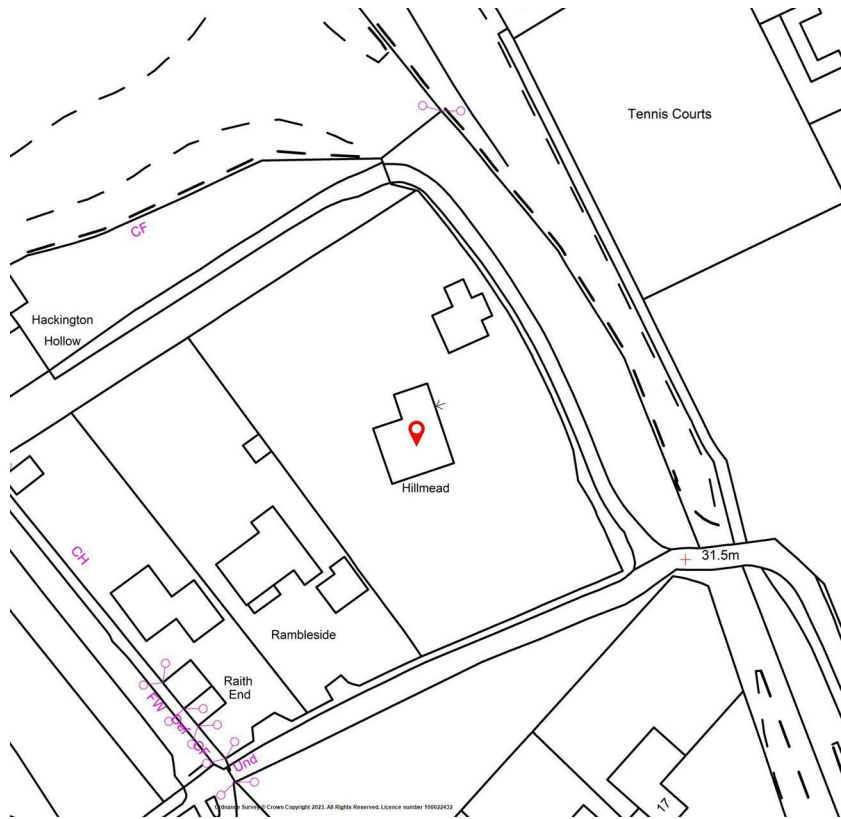












**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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**ENERGY PERFORMANCE CERTIFICATE**

Energy Efficiency Rating	
Current	Potential
	76
60	

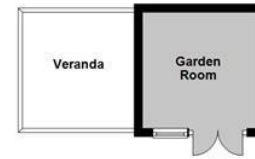
  

Very energy efficient - lower running costs
(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>
Not energy efficient - higher running costs

EU Directive 2002/91/EC

**England & Wales**

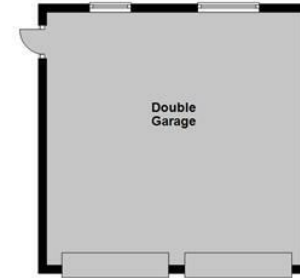
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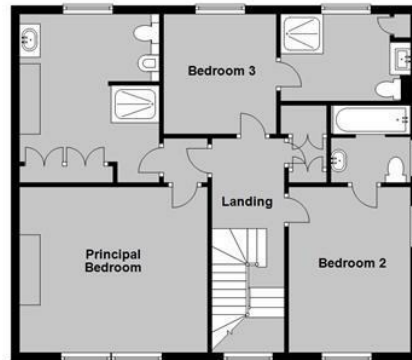
**Lower Ground Floor**  
Approx. 87.0 sq. metres (936.1 sq. feet)



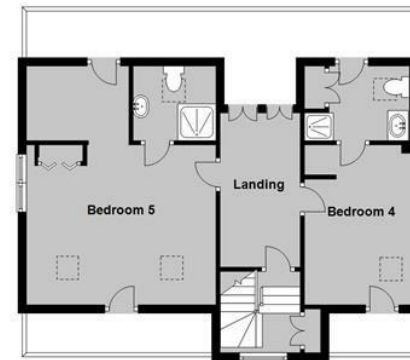
**Upper Ground Floor**  
Main area: approx. 100.0 sq. metres (1062.4 sq. feet)  
Plus garages: approx. 37.2 sq. metres (400.5 sq. feet)



**First Floor**  
Approx. 77.3 sq. metres (831.9 sq. feet)



**Second Floor**  
Approx. 56.2 sq. metres (605.1 sq. feet)



Main area: Approx. 321.0 sq. metres (3455.4 sq. feet)  
Plus garages: approx. 37.2 sq. metres (400.5 sq. feet)





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