



CHRISTOPHER HODGSON

Canterbury

Augusten, 5 Puckle Lane, Canterbury, Kent, CT1 3JX

Freehold

A substantial detached house occupying a generous plot of approximately 0.35 of an acre, with a frontage to Puckle Lane of 111 ft (38.83m) and an overall depth of 181 ft (55.17m).

'Augusten' is ideally positioned moments from the City centre, which offers an excellent range of shopping and cultural facilities, and within close proximity to highly regarded schools, The St. Lawrence Cricket Ground, Canterbury bus station and both Canterbury East (0.6 miles) and West (1.2 miles) mainline railway station which provides High Speed services to London.

There is considerable scope to extend and remodel the existing house, which presents an exciting opportunity to create an individual contemporary home. Planning consent has been granted under reference CA/21/02957 for significant ground and first floor extensions to create an exceptional family home with

accommodation in the region of 3404 sq. ft (316 sq m). Further information is available on the Canterbury City Council website; www.canterbury.gov.uk/planning.

The existing accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, large sitting/dining room with doors opening to a terrace, kitchen/breakfast room with utility room, a conservatory, study, a double bedroom, shower room and a bathroom.

To the first floor there are three further bedrooms, including a large principal bedroom suite with en-suite bathroom and a dressing room, which could be utilised as a nursery or fifth bedroom.

The property is approached by a gently sloping driveway which, provides ample parking for a number of vehicles and access to a detached double garage. The gardens are a particularly attractive feature, planted with many mature shrubs and trees and surrounding the property on all sides. No onward chain.

Location

Puckle Lane is situated less than a mile from the City centre and conveniently positioned for access to both Canterbury East mainline station (0.6 miles distant), Canterbury West mainline station (1.2 miles distant) and Canterbury bus station. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. The mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins) and high speed links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Entrance Porch

• Entrance Hall 24'3" x 9'9" (7.39m x 2.97m) at maximum points.

• Sitting/ Dining Room 31'7" x 15'0" (9.62m x 4.56m) at maximum points.

• Kitchen 11'8" x 10'3" (3.56m x 3.13m) at maximum points.

• Breakfast Room 7'5" x 7'1" (2.26m x 2.16m) at maximum points.

• Utility Room 9'2" x 9'0" (2.80m x 2.75m) at maximum points.

• Bedroom 4 9'11" x 9'10" (3.02m x 3.00m)

• Study 9'11" x 10'2" (3.02m x 3.09m)

• Shower Room 6'5" x 3'5" (1.96m x 1.04m) at maximum points.

• Bathroom 9'9" x 5'7" (2.97m x 1.70m) at maximum points.

• Conservatory 14'3" x 9'10" (4.34m x 3.00m) at maximum points.

FIRST FLOOR

• Bedroom 1 20'5" x 12'0" (6.22m x 3.66m) at maximum points.

• En-Suite Bathroom

• Dressing Room 10'9" x 10'6" (3.28m x 3.20m) at maximum points.

• Bedroom 2 12'0" x 10'1" (3.65m x 3.08m) at maximum points.

• Bedroom 3 8'11" x 6'5" (2.72m x 1.96m) at maximum points.

• Eaves Storage 7'1" x 6'8" (2.16m x 2.03m) at maximum points.

OUTSIDE

• Double Garage 17'7" x 17'7" (5.36m x 5.36m) at maximum points.

• Front Garden 79" x 76" (24.08m x 23.16m) at maximum points.

• Rear Garden 19 x 34 (5.79m x 10.36m) at maximum points.









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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Ground Floor

Main area: approx. 137.2 sq. metres (1476.7 sq. feet)
Plus garages, approx. 28.6 sq. metres (307.9 sq. feet)



Main area: Approx. 209.4 sq. metres (2254.4 sq. feet)
Plus garages, approx. 28.6 sq. metres (307.9 sq. feet)

First Floor

Approx. 72.2 sq. metres (777.7 sq. feet)





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