



Pub Side  
7 Oaten Hill Place | Canterbury | Kent | CT1 3HJ

FINE & COUNTRY

# Step inside

## Pub Side

It has always been said that location is the key to any property and if you can add a contemporary and high end design to a recently built detached residence, situated near the end of a quiet cul-de-sac in the heart of Canterbury, then you have the whole package. This concept is very well illustrated with this beautiful detached home created a year ago by a building contractor for his own use.

Opening the modern front door you can immediately revel in the sight of the large, dual aspect open plan ground floor accommodation with impressive porcelain floor tiles and a charming feature that provides a slight separation to the dining area. However the most striking aspect is the wall of bi-fold and wide French doors that look out over a vast courtyard garden and provide plenty of natural light.

For anyone who enjoys catering the German designed kitchen is a delight with attractive units and Solstone quartz worktops housing a Miele built in oven, microwave and warming drawer as well as an integrated fridge freezer and Neff dishwasher. The peninsular style breakfast bar includes a Neff induction hob and a discreetly hidden extractor as well as a drinks fridge. While in the living area there is a fascinating shelving system incorporating a large adjustable television. There is an understairs cupboard that includes a sink with plumbing available to put in a toilet to provide a downstairs cloakroom if required.

Much of the house includes mood lighting and this is well in evidence on the lovely oak staircase with its walnut staining. The spacious landing leads to a door to the second floor and to a trendy double shower that serves two double bedrooms with built in wardrobes. There is also a large dual aspect double bedroom with a wall of built in cupboards that include access to a discreetly hidden en suite bathroom with a lovely stand alone bath and separate double shower.

Going through the door to the top floor there is a walk in wardrobe with a wall of fitted cupboards and stairs that lead up to a stunning dual aspect main suite with bi-fold doors to a balcony where you can enjoy views across to the cathedral. There is also a superb dressing room with black glossy wardrobes, cupboards and dressing table as well as an impressive en suite bathroom with white porcelain tiles that includes a stand alone slipper bath, a triple shower and 'his and hers' basins.

The large courtyard includes porcelain tiled outdoor seating areas and artificial grass as well as a rear wall with large mirrored insets so there is no maintenance required. There is also a side alleyway for discreetly hiding the waste bins. The garage has automatic doors and porcelain floor tiling as well as a utility area that incorporates the boiler, laundry facilities and the electronics controlling the CCTV and video systems, the underfloor heating that has been installed throughout the property and fast broadband.









# Seller Insight

“ I am very proud of creating this lovely home in such a great location and will be very sad to move but I have another project that needs my full attention so I hope that new owners will enjoy everything about this special property. As well as being a lovely permanent home it could be a great weekend and holiday retreat as it has also been designed as a 'lock up and go' house. Another important factor is that in a city where parking is an important aspect having a garage as well as two parking permits is a real bonus.

Canterbury is a wonderful base for any visitors and tourists wanting to explore the delights of the city. However if you live there, it is great to be able to stroll down the road to the high street stores, independent shops, pubs and eateries including the highly rated Corner House as well as meeting friends and family for a coffee or a visit to the theatre without needing to take the car or even get on a bus. At the same time if you want to get to London the fast train from Canterbury West will transport you to St Pancras in under an hour and it is not far from the A2 for Dover and Folkestone for trips to the Continent.

As well as the cathedral there are a wide variety of other historic and interesting attractions to see including the Canterbury Norman Castle, the Canterbury Tales, St Augustine's Abbey, Canterbury Heritage Museum, the Westgate, The Beaney House and the Canterbury Roman Museum. The city also has two mainline stations and is home to two theatres, three universities and numerous state schools including three excellent grammar schools and a number of private schools such as the famous Kings School.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













### Travel Information

#### By Road:

Canterbury West Station	1.5 miles
Canterbury East Station	0.7 miles
Ashford International	14.8 miles
Dover Docks	17.3 miles
Channel Tunnel	17.2 miles
Gatwick Airport	66.9 miles
Charing Cross	61.7 miles

#### By Train from Canterbury West

High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

#### By Train from Canterbury East

Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

#### Leisure Clubs & Facilities

St Lawrence Cricket Ground	01227 473612
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

### Healthcare

Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

### Education

#### Primary Schools:

St Stephens Junior	01227 464119
The Canterbury Primary	01227 462883
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000

#### Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231

### Entertainment

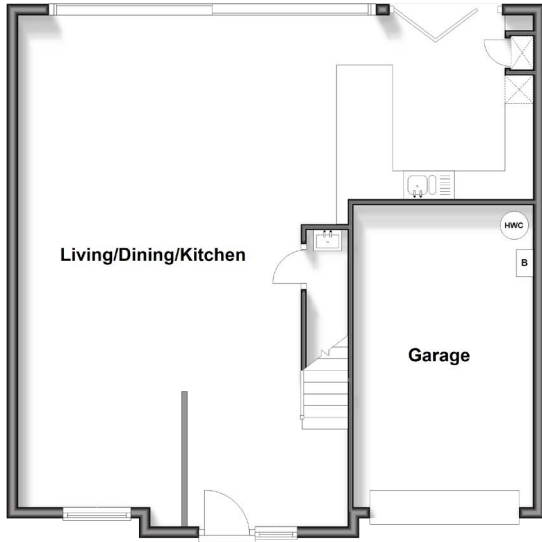
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
The Corner House	01227 780793
Pinocchio's	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402

### Local Attractions/Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

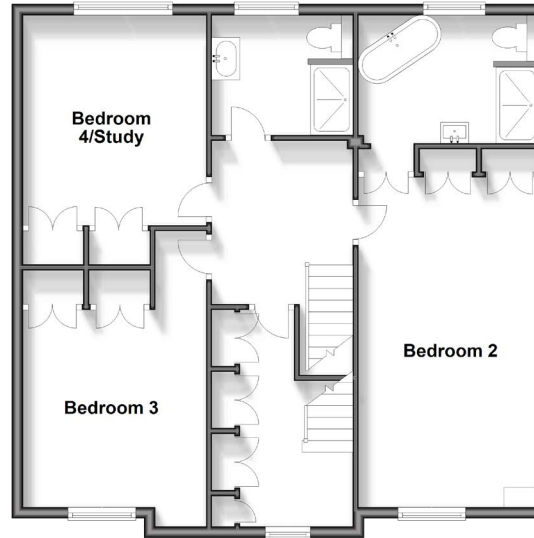
**Ground Floor**

Approx. 81.0 sq. metres (872.0 sq. feet)



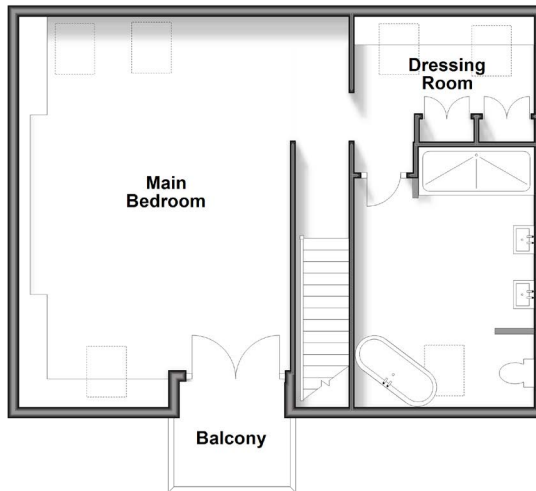
**First Floor**

Approx. 81.0 sq. metres (872.0 sq. feet)



**Second Floor**

Approx. 62.0 sq. metres (666.8 sq. feet)



**GROUND FLOOR**

Living/Dining/Kitchen (L-shaped) 31'3 x 16'5 (9.53m x 5.01m) plus 13'6 x 12'8 (4.12m x 3.86m)

Store Room (previously Cloakroom)

**FIRST FLOOR**

Landing  
Bedroom 2 22'2 into fitted wardrobes x 10'4 (6.76m x 3.15m)

En Suite Bath/Shower Room 9'6 x 7'4 (2.90m x 2.24m)

Bedroom 4/Study 14'1 x 10'6 (4.30m x 3.20m)

Shower Room 7'10 x 7'5 (2.39m x 2.26m)

Bedroom 3 15'1 x 10'6 (4.60m x 3.20m)

Walk In Wardrobe

**SECOND FLOOR**

Main Bedroom 22'7 x 15'5 (6.89m x 4.70m)

En Suite Bath/Shower Room 14'9 x 9'9 (4.50m x 2.97m)

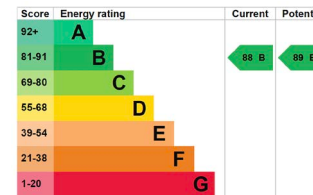
Dressing Room

Balcony

**OUTSIDE**

Rear Garden

Garage 16'4 x 9'9 (4.98m x 2.97m)



£ 1,075,000

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 06.03.2024



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