



Royal Exchange House  
42a Stour Street | Canterbury | Kent | CT1 2PH

FINE & COUNTRY



# Step inside

## Royal Exchange House

Located within the City walls of Canterbury and steeped in history, this fascinating black and white Grade II Listed property was originally built in 1640. It is believed to have been the merchant's house for the nearby tannery and subsequently became a local pub (The Royal Exchange Inn) while in recent times it has been transformed into a stunning family home. You cannot fail to be impressed by the gorgeous kerb appeal with its first floor overhang, attractive front door and of course the signature brick and black and white exterior and it will make you impatient to see what lies beyond the period front door.

Unique character and charm are the assets that set this property apart from those around it and this is evident wherever you look. It is beautifully illustrated in the delightful lounge with its exposed ceiling beams, feature brick chimney breast and fireplace, half height paneled walls and a door to the delightful courtyard garden where you can enjoy the sunshine and entertain friends and family to al fresco dining. The modern kitchen is ideal for today's chef catering for friends and family. It includes attractive units housing a built-in oven and hob, fridge freezer, dishwasher and wine cooler while what was probably the original outside 'privy' has been converted into a modern laundry room with a washing machine and tumble dryer.

There is a spacious cellar that is ideal for storage, while on the first floor you will find the family bathroom and two double bedrooms including the main bedroom with a Victorian fireplace, exposed beams and built in wardrobes and a second bedroom with charming views over parts of Old Canterbury. There are also plenty of storage facilities available as well as a walk-in laundry cupboard. The second floor includes a shower room, a gorgeous double bedroom with built in cupboards, exposed beams and a vaulted ceiling as well as a single bedroom with a vaulted ceiling, fitted bedroom furniture and plenty of eaves and cupboard storage. Residents parking is available in the nearby carpark.



# Seller Insight

“ We fell in love with this unique property the moment we saw it. Although it needed renovating and modernising, we were happy to bring it back to its former glory. It has been a great family home for us to always come back to when we have been in the UK, however our needs have changed and we hope another family will be able to love it as much as we have.

It has always been said that location is the key to any property and if you can add character and history then you have the whole package. This is very well illustrated with this delightful home in the very heart of Canterbury. It's a wonderful base for any visitors and tourists wanting to explore the delights of the city. However, if you live here full time it's great to be able to stroll down the road to the shops, pubs and eateries 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. Walk 5 minutes in the other direction and you are in the countryside alongside the river and water meadows, with endless running, walking and cycling tracks. 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 a wide variety of high street stores, individual shops and plenty of restaurants and bars as well as two mainline stations. It 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**

<b>By Road:</b>	
Canterbury East Station	0.3 miles
Canterbury West Station	1.0 miles
Ashford International	14.4 miles
Dover Docks	18.7 miles
Channel Tunnel	17.4 miles
Gatwick Airport	66.5 miles
Charing Cross	61.9 miles
<b>By Train from Canterbury West</b>	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
<b>By Train from Canterbury East</b>	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

**Leisure Clubs & Facilities**

Kent County cricket club  
 Polo Farm Sports Club  
 Canterbury Golf Club  
 Broome Park Golf Club  
 Kingsmead Leisure Centre

**Healthcare**

Canterbury Health Centre  
 Northgate Medical Practice  
 Canterbury Medical Practice  
 Kent and Canterbury Hospital  
 Chaucer Hospital

**Education**

**Primary Schools:**  
 Petham Primary  
 Pilgrim's Way Primary  
 St Thomas's Catholic Primary  
 Kent College Junior  
 St Edmunds Junior

01227 473612  
 01227 769159  
 01227 453532  
 0800 358 6991  
 01227 769818

03000 426600  
 01227 208556  
 01227 463128  
 01227 766877  
 01227 825100

01227 700260  
 01227 760084  
 01227 462539  
 01227 762436  
 01227 475000

**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 763231
St Edmunds	01227 475000

**Entertainment**

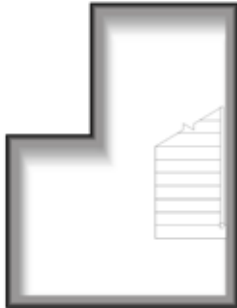
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Odeon Cinema	0333 014 4501
Curzon Cinema	0333 321 0104
Abode Hotel	01227 766266
The Corner House	01227 780793
Pinocchios	01227 457538

**Local Attractions / Landmarks**

Canterbury Cathedral  
 Canterbury Heritage and Roman museums  
 The Beaney House  
 Wingham Wildlife Park  
 Howletts Animal Park

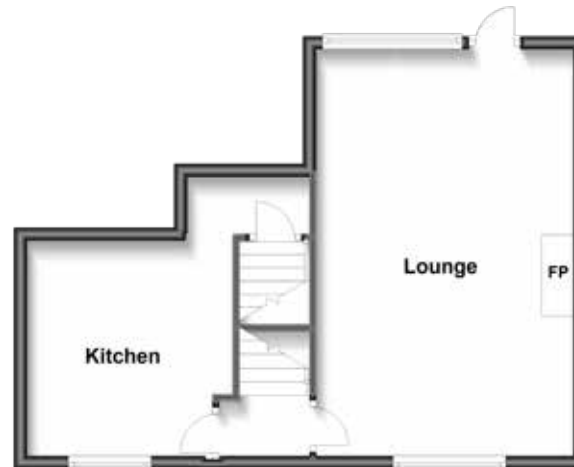
### Basement

Approx. 11.2 sq. metres (120.1 sq. feet)



### Ground Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



### GROUND FLOOR

Entrance Hall

Lounge

Kitchen

Utility Corridor

20'4 x 12'9 (6.20m x 3.89m)

11'3 maximum x 9'11 (3.43m x 3.02m)

5'9 x 2'7 (1.75m x 0.79m)

### BASEMENT

Store

### FIRST FLOOR

Hallway

Bedroom 1

Bathroom

Bedroom 2

13'0 x 10'6 (3.97m x 3.20m)

9'5 x 5'9 (2.87m x 1.75m)

12'8 x 11'0 (3.86m x 3.36m)

### SECOND FLOOR

Hallway/Study

Bedroom 4

Bedroom 3

Shower Room

12'9 x 7'4 (3.89m x 2.24m)

13'10 x 13'3 (4.22m x 4.04m)

5'10 x 3'9 (1.78m x 1.14m)

### First Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



### Second Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



### OUTSIDE

Courtyard Garden

Laundry Room Outbuilding

5'0 x 4'0 (1.53m x 1.22m)

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EPC Exempt

Council Tax Band: C

Tenure: Freehold



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