



9 St Martins Hill  
Canterbury | Kent | CT1 1PW

FINE & COUNTRY

# Step inside

## 9 St Martins

It is only a short stroll into Canterbury City centre from this warm and welcoming Grade II Listed family home. Part of the property dates back to Tudor times while the front of the house was added during the Georgian period and this is well illustrated when you first set eyes on the exterior with its symmetrically positioned multi-pane sash windows, Kent peg tiled roof, panelled front door and recently painted brickwork. The front door opens into a porch leading to a glazed inner door and the hall with period floorboards and original staircase, access to a cloakroom and a large walk-in cupboard providing excellent storage facilities.

The charming country style kitchen/breakfast room is in the original part of the house and includes terracotta floor tiles, an exposed ceiling beam, units with stand-alone appliances and plenty of space for a table and chairs as well as access to the paved terrace. There is also a door to a large boot room that could always become a utility room with access to a small courtyard area. Also on the ground floor is a delightful dual aspect morning room with a central beam, multi-pane French doors to the terrace and a door to the dining room. This has a cast iron fireplace with an open fire, panelled doors and sculptured surrounds and is ideal for more formal entertaining while the cosy sitting room that includes a ceiling beam, a magnificent inglenook fireplace with a Bressummer beam, a wood burning stove and built in cupboards is just the place to relax with the family.

On the half landing there is a feature brick wall and wall beams up the stairs. An archway leads to the family bathroom with an original leaded light window and a double bedroom with a sash window overlooking the garden. There are two further double bedrooms on the first floor including one with a cast iron fireplace and built in cupboards as well as the spacious, light and bright lounge with its tiled fireplace, arched recess and cupboard plus a large eaves cupboard area that might originally have been a priest hole. The second floor has painted floorboards and two double bedrooms with vaulted ceilings and far reaching views as well as a loft space that could always be converted into a shower room.

Outside you will find a very spacious paved courtyard style terrace with a charming area designed for al fresco dining and steps up to a secluded patio where you can relax in the sunshine and a surprisingly large lawn bordered by flower and shrub beds backing onto a brick wall. As well as a garage you can also obtain a resident's parking permit.







# Seller Insight

“ We absolutely love this historic and highly individual house and feel privileged to have been its custodians for the past 14 years; we are only moving for business reasons. It is a really happy home with a friendly feel from the moment you walk through the front door and is great for entertaining. We have had some 60 people here for a 50th anniversary party and it really comes into its own dressed overall at Christmas. It is also great in summer, when you can eat in the courtyard and walk up the steps to the garden. The sitting room on the ground floor has a lovely cosy feel and the lounge on the first floor catches the late afternoon light. The location is extremely convenient as we are not far from Waitrose and you can easily walk into Canterbury city centre with its historic buildings, high street stores, independent shops, restaurants and bars.”

The house is extremely well situated for Canterbury's grammar schools rated Outstanding by Ofsted, first class private schools, three universities, a further education college, two theatres and a cinema complex. There are also two stations, including Canterbury West from where the fast trains to St Pancras take just 54 minutes and so is ideal for commuters. For sporting enthusiasts there is the Kent Cricket ground, a leisure centre and swimming pool and the house is not far from the Polo sports club providing hockey, tennis, cricket and croquet as well as the nearby Canterbury golf club.\*

\* 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**

Canterbury East Station	1.0 miles
Canterbury West Station	2.0 miles (1.2 miles walking)
Ashford International	15.3 miles
Dover Docks	17.4 miles
Channel Tunnel	17.2 miles
Gatwick Airport	67.3 miles
Charing Cross	63.0 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**

Kent County cricket club	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**

<b>Primary Schools:</b>	
Pilgrim's Way Primary	01227 760084
St Thomas's Catholic Primary	01227 462539
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 763231
St Edmunds	01227 475000

**Entertainment**

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Curzon Cinema	0333 321 0104
The Pig Hotel	0345 225494
The Bridge Arms	01227 286534
The Goods Shed	01227 459143

**Local Attractions/Landmarks**

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

### Ground Floor

Approx. 110.3 sq. metres (1187.0 sq. feet)



### First Floor

Approx. 81.2 sq. metres (874.5 sq. feet)



### GROUND FLOOR

Porch	
Hallway	
Cloakroom	
Sitting Room	13'1 x 11'4 (3.99m x 3.46m)
Dining Room	16'3 (4.96m) narrowing to 12'6 (3.81m) x 12'0 (3.66m)
Morning Room	10'6 x 10'6 (3.20m x 3.20m)
Kitchen/Breakfast Room	18'6 (5.64m) x 11'0 (3.36m) narrowing to 7'5 (2.26m)
Outhouse/Boot Room	

### SPLIT LEVEL FIRST FLOOR

Landing	
Lounge	15'0 x 14'9 (4.58m x 4.50m)
Bedroom 1	16'5 (5.01m) narrowing to 13'1 (3.99m) x 10'7 (3.23m)
Bedroom 3	11'1 (3.38m) narrowing to 7'6 (2.29m) x 10'8 (3.25m)
Bathroom	
Bedroom 2	12'2 x 11'4 (3.71m x 3.46m)

### SECOND FLOOR

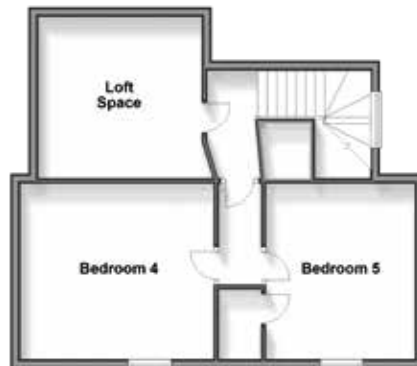
Landing	
Bedroom 4	13'6 x 12'1 (4.12m x 3.69m)
Bedroom 5	12'1 x 10'7 (3.69m x 3.23m)
Loft Space	

### OUTSIDE

Courtyard	
Rear Garden	
Garage	15'8 x 13'0 (4.78m x 3.97m)

### Second Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



£ 750,000

EPC Exempt  
Council Tax Band: E  
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





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