



Evergreen
Cherry Drive | Canterbury | Kent | CT2 8HE

FINE & COUNTRY

Step inside

Evergreen

It is hard to believe this stunning and beautifully presented detached residence located at the end of a quiet cul-de-sac is only about three minutes' drive from Canterbury West station and not much further to the city centre. With its origins as a bungalow in the last century it has undergone impressive extensions and refurbishment over the past twenty four years and is now a superb contemporary family home nestling in a delightful, mostly south facing, garden. With its cathedral style dormer windows, high chimneystack, white walls and mellow roof tiles it has immediate external appeal and the appeal continues inside, once you cross the threshold.

This impressive contemporary property is approached via a five bar gated entrance that opens onto a spacious gravel driveway with access to the garage and where you can park at least five or six cars. A pedestrian gate in a close boarded fence opens onto the front garden area with an Indian sandstone pathway to the modern front door. This opens into a spacious entrance hall with porcelain tiles in the entrance and engineered oak flooring. The atrium style entrance area is double height with an oak and glass staircase to the first floor and views of the oak and glass galleried landing. Double glass and oak doors open into the delightful dual aspect lounge with a brick insert fireplace an impressive mantle beam, a granite hearth and a modern log burner as a warming focal point on a cold winter's evening.

Plenty of friends and family can enjoy a meal in the lovely dining room with its wide brick fireplace, oak beam mantle and large log burner. It also has double glass and oak doors to the simply stunning kitchen/breakfast room for ease of catering. The kitchen will delight even the most discerning of cooks with its porcelain tiled flooring and the mix of white and charcoal grey units with quartz worktops housing an induction hob, two built in ovens, an American fridge freezer, dishwasher and a double wine fridge. There is a large central island/breakfast bar and a delightful light and bright seating area with corner sliding doors and full height windows providing views over the terrace and

garden. The well-fitted adjacent utility room has plumbing and space for a washing machine and tumble dryer as well as a door to the garden.

The ground floor also includes a cloakroom with trendy basins and a vanity unit and a charming study/snug with direct access to the dining room and three bi-fold doors to the well-proportioned conservatory. This has a charming brick feature with an electric log burner style fire and French doors to the terrace and provides an additional seating and eating area where you can enjoy a quiet read.

In one direction off the staircase you will find the dual aspect main bedroom with a partially vaulted ceiling, fitted cupboards and French doors to a Juliette balcony. It also has stairs leading down to a trendy bathroom with underfloor heating, an oval stand-alone bath and separate shower. The large galleried landing overlooking the hall includes a double linen cupboard and access to the modern family bathroom with an oval bath, vanity basin and separate shower. A corridor leads to a double bedroom with a wet room style en suite with toiletry shelving and a fitted cupboard, a double bedroom with a partially vaulted ceiling and fitted cupboards as well as a wonderful dual aspect double bedroom open to an en suite bathroom with a slipper bath and handbasin.

Outside the large pitched roof double garage has an automatic door and pull down ladder access to the loft space that provides plenty of storage facilities. However the double garage could be converted into an excellent annex for family members or a holiday let and/or offices for anyone running a business from home. The extensive Indian sandstone terrace wraps right around the property and provides plenty of space for outdoor entertaining, relaxing in the sunshine and barbecues including under a charming pergola covered decked area that also makes an excellent spot for a hot tub. The garden is surrounded by raised shrub beds and trees while garden storage facilities and waste bins are discreetly hidden at the side of the property.













Seller Insight

“ We moved here in 2001 when it was still a small bungalow because we felt it was absolutely in the best location possible. Being at the end of a small cul-de-sac it is quiet, secure and safe for children and animals yet we are very close to the city, the station and local schools. Over the years we have transformed the property to become a beautiful and spacious family home which means the new owners do not need to do anything except install their own furniture. However, it is now time for a change and start a new chapter in our lives.

Canterbury is such a beautiful place with its historic buildings coupled to its shopping facilities as well as wonderful restaurants, pubs and cafes. It also includes excellent state and private schools including Simon Langton Boys grammar school being rated Outstanding by Ofsted, St Edmunds independent school less than half a mile from the house and a good local primary school also within walking distance. There are three universities, the Kent cricket ground and other facilities for sporting fans including the golf club, the Polo Farm Sports and the Kingsmead Leisure Centre. There are excellent transport links and you can be in London virtually door to door within an hour using the high speed train, while it is not far to Dover and Folkestone for trips to the Continent or the beaches at Whitstable, Herne Bay and Thanet.”*

* 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

By Road:	
Canterbury West Station	0.8 miles
Canterbury East Station	1.9 miles
Ashford International	15.9 miles
Dover Docks	20.2 miles
Eurotunnel	18.9 miles
Gatwick Airport	64.7 miles
Charing Cross	62.1 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

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:	
Canterbury Primary	01227 463971
Pilgrim's Way Primary	01227 760084
St Thomas's Catholic Primary	01227 462539
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Junior Kings	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

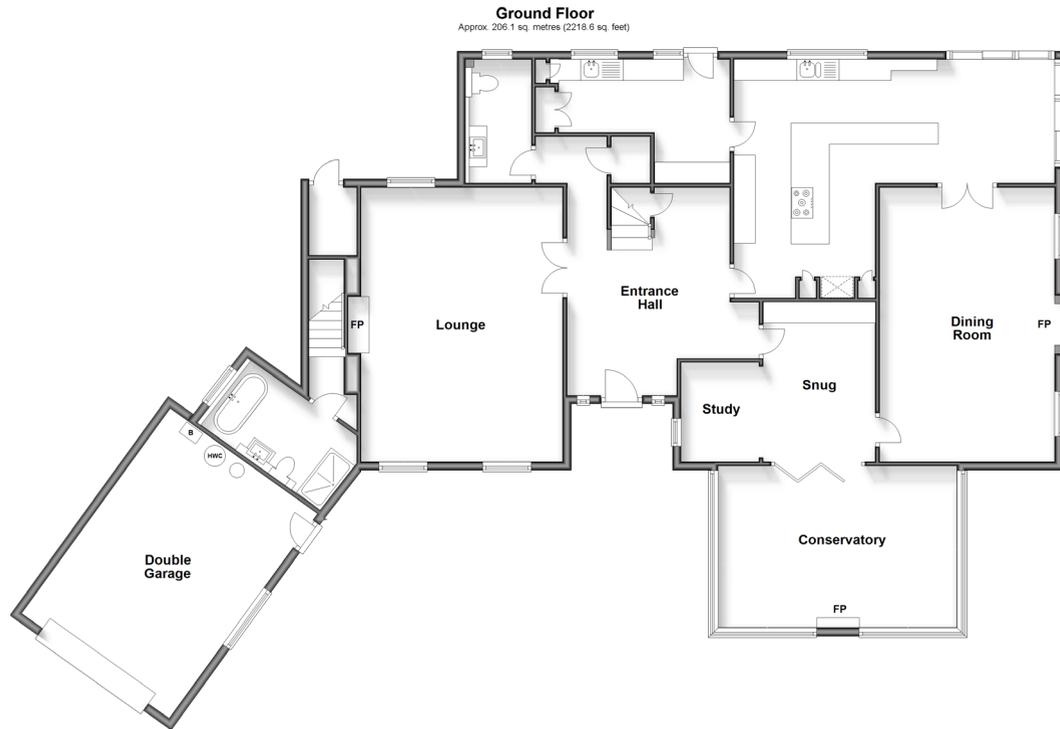
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Curzon Cinema	0333 321 0104
The Corner House	01227 780793
Pinocchio's	01227 457538

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Canterbury Tales
The Beany House
Canterbury Cathedral
Canterbury Heritage Museum

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818



GROUND FLOOR

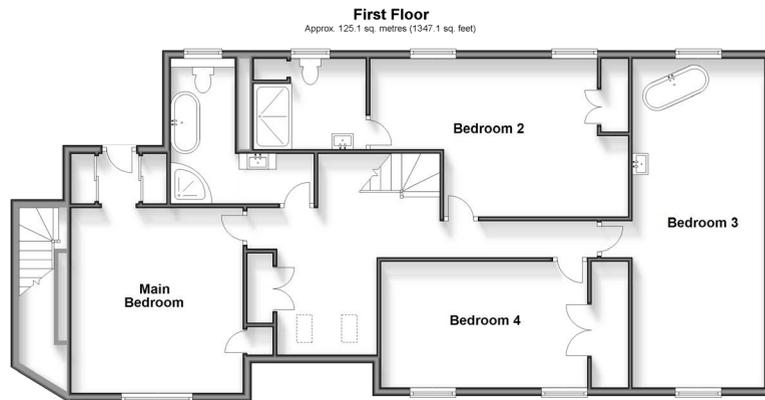
Entrance Hall	
Kitchen/Breakfast Room	13'4 x 10'6 (4.07m x 3.20m) plus 16'6 x 10'7 (5.03m x 3.23m)
Utility Room	14'11 x 9'7 (4.55m x 2.92m)
Dining Room	20'5 x 13'6 (6.23m x 4.12m)
Conservatory	18'5 x 12'9 (5.62m x 3.89m)
Study/Snug	15'1 x 12'6 (4.60m x 3.81m)
Lounge	21'3 x 15'7 (6.48m x 4.75m)
Cloakroom	
En Suite Bathroom	12'5 x 6'4 (3.79m x 1.93m)

FIRST FLOOR

Main Bedroom	14'4 x 13'5 (4.37m x 4.09m)
Dressing Area & Juliet Balcony	
Bathroom	11'5 (3.48m) x 11'1 (3.38m) narrowing to 4'11 (1.50m)
Bedroom 3	17'6 (5.34m) narrowing to 14'2 (4.32m) x 12'3 (3.74m)
Bedroom 4	16'3 x 9'7 (4.96m x 2.92m)
Bedroom 2	25'6 x 10'6 (7.78m x 3.20m)

OUTSIDE

Driveway	
Rear Garden	
Jacuzzi	
Outside Store	
Double Garage	20'0 x 14'0 (6.10m x 4.27m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 27.09.2024



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