



7 Blackfriars Street  
Canterbury | Kent | CT1 2AP

FINE & COUNTRY

# Step inside

## 7 Blackfriars Street

It has always been said that location is the key to any property and this charming Grade II Listed Georgian terrace is situated in the heart of Canterbury just a short stroll from the high street. However if you can add character and history, the River Stour wandering past the end of the garden and wonderful views across 'Solly's Orchard' and parkland, then you have the really do have the whole package.

The house is approached along a quiet and peaceful pedestrianised street with a front door that opens directly into the delightfully modern and light L shaped open plan living room with wood flooring that flows through much of the ground floor. There are built-in shelves and a fireplace with a flame effect gas fire providing a warm focal point. This opens into the lounge and beyond a useful study area while the conservatory provides charming views over the garden, the river and Solly's. There is a bright kitchen/breakfast room with an octagonal glazed roof and a fitted banquette seat in the breakfast area while the conveniently designed kitchen includes fitted cupboards, coved ceiling, a built in oven and hob as well as stand-alone appliances.

On the first floor landing there is a utility cupboard with stand-alone laundry facilities, a storage cupboard and French doors to a balcony with wonderful views across to Solly's. There is a family bathroom, a walk-in shower room, a single bedroom and two double bedrooms including the principal with delightful views, fitted cupboards and air conditioning.

The rear garden has a path flanked by lavender beds and steps down to a gate with access to the river which has never flooded owing to the effective sluice gates. There is also a small lawn and a raised curved patio area ideal for al fresco dining or just sitting and watching the moorhens and ducks or the punts and canoes being paddled down the river. There is also a garage available in a block at the end of the street and, because the house is adjacent to the Stour, you are allowed to moor a canoe or punt on the river.







# Seller Insight

*“ I really liked the light and airy atmosphere of the house when I first opened the front door and then walking through and seeing the river and the views over to Solly's that almost seem as though the park was actually in the back garden, I knew this was the place for me. I also like the kitchen because everything is easily to hand as it was originally designed by a previous owner Audrey Eyton – author of the F-plan diet. While when I close the curtains to the conservatory in the evenings, I find the sitting area very warm and cosy. As I thought I would be living here for the foreseeable future, I have had the flat roofs over the conservatory and the kitchen replaced but sadly I am having to move for health reasons.*

*The location is also wonderful as I can stroll to the city centre om just a few minutes and meet friends and family for a coffee or visit the nearby Marlowe 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, 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 and there is an excellent doctor nearby. The city is also home to two theatres, three universities and numerous state schools, including three excellent grammar schools and a number of private schools.”\**

\* 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	1.2 miles
Dover Docks	19.4 miles
Channel Tunnel	17.9 miles
Gatwick Airport	65.2 miles
Charing Cross	62.9 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
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

**Healthcare**

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

**Education**

Primary Schools:
Pilgrim's Way Primary
St Thomas's Catholic Primary
Kent College Junior
St Edmunds Junior
The Kings School Junior

Secondary Schools:
Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
The King's School, Canterbury
Kent College
St Edmunds

03000 426600
01227 208556
01227 463128
01227 766877
01227 825100

01227 760084
01227 462539
01227 762436
01227 475000
01227

01227 463711
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000

**Entertainment**

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

**Local Attractions / Landmarks**

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

**Ground Floor**  
Approx. 85.7 sq. metres (922.5 sq. feet)



## GROUND FLOOR

Living Room	25'3 x 11'2 (7.70m x 3.41m)
Lounge	12'4 x 8'9 (3.76m x 2.67m)
Kitchen/Breakfast Room	20'4 maximum x 14'1 (6.20m x 4.30m)
Conservatory	16'11 maximum x 10'7 (5.16m x 3.23m)
Office	10'7 x 5'7 (3.23m x 1.70m)

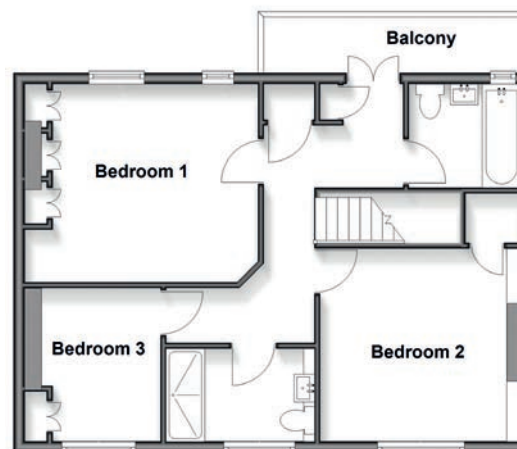
## FIRST FLOOR

Landing with Balcony	6'7 x 5'6 (2.01m x 1.68m)
Bathroom	11'8 x 11'6 (3.56m x 3.51m)
Bedroom 1	11'11 x 10'3 (3.63m x 3.13m)
Bedroom 2	8'9 x 5'5 (2.67m x 1.65m)
Shower Room	8'4 x 5'10 (2.54m x 1.78m)
Bedroom 3	8'4 x 6'10 (2.54m x 2.08m)

## OUTSIDE

Rear Garden  
Garage en bloc

**First Floor**  
Approx. 57.4 sq. metres (617.9 sq. feet)



EPC Exempt  
Council Tax Band: G  
Tenure: Freehold

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