



Orchard House
26 New Street | St. Dunstons | Canterbury | Kent | CT2 8AU



Step inside

Orchard House

Less than half a mile from Canterbury West station is this beautiful Grade II Listed residence in the charming St Dunstan's area of the city. It was originally built in 1830 and includes a good sized garage and a separate studio apartment. The property provides everything you want in a modern family home including underfloor heating in all the bathrooms, but still retains some stunning external Georgian features such as an elegant ornate cornice above the wide panelled front door and ornate side pilasters as well as multi-pane sash windows.

Internally the original and period features include high coved ceilings and skirtings, picture and dado rails, fabulous ceiling roses, the original staircase and wood flooring and these features are ably illustrated the moment you walk into the entrance hall. This leads to the ground floor accommodation including the very elegant lounge with trompe l'oeil walls, a central marble surround fireplace and a large floor to ceiling multi-pane sash window with original shutters providing plenty of natural light. A wide archway with an attractive architrave surround leads to the dining area with hand painted wall coverings and where family and friends will enjoy being entertained. It also has a marble fireplace and a sash window with original shutters.

Steps lead down a 28ft kitchen/breakfast room with terracotta floor tiles, space for a table where up to a dozen people can sit down to an informal meal and a well-fitted kitchen. This features glass fronted cabinets and shaker style units with a hard wearing Dekton worktop housing an induction hob, two ovens including a steam oven, a dishwasher and space for an American style fridge freezer. There is a utility cupboard, a cloakroom, secondary stairs to the upper floor and access to a delightful light and bright conservatory with windows on two sides as well as French doors that open onto the beautiful courtyard, perfect for al fresco dining. There is also a door to the rustic cellar with its original brickwork giving it a great character. Part of this is in use as a charming bar while the rest provides a pantry and excellent storage facilities for your favourite wines.

The main staircase leads to a corridor with a delightful oriel window and window seat, a small study/dressing room and the modern family bathroom as well as to a delightful dual aspect double bedroom with a built in cupboard. In the other direction there are steps up to a landing with an understairs cupboard leading to a double bedroom with a fitted wardrobe and an ensuite shower and the principal suite with a multi-pane sash window and original shutters providing views over the courtyard plus a shower room with a vanity basin and bidet.

On the top floor there are two double bedrooms including one dual aspect that is currently in use as an office and provides stunning views to the cathedral and the Marlowe theatre. The other one has a fitted cupboard and makes an excellent music room.

Outside the gorgeous block paved secluded courtyard has a wonderful water feature with a fountain and raised flower and shrub beds. It is a real suntrap and makes a great outdoor entertainment space. It provides access to the garage and steps up to the very useful studio apartment. This has been renovated by the current owners and includes a modern shower room and a good sized living room with a sofa bed and a modern kitchen area with attractive units, a built in induction hob, fridge and dishwasher and makes an ideal 'hideaway' for a young adult family member or could be rented out to a student.











Seller Insight

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We bought this beautiful house in 2020 as we fell in love with its character and presence and the fact it had the separate flat and a garage was a real bonus. It really is the ultimate home if you want to live in Canterbury as it is in an ideal location. We can walk to the restaurants, shops, theatres and museums and enjoy the culture that Canterbury has to offer. While Canterbury West is an easy stroll and the fast train whisks you to St. Pancras in well under an hour, which was extremely convenient when we were commuting to London.

At the same time our road is very quiet and St Dunstan's has a very village like atmosphere with its residents association and local shops and eateries. There are also great places to go for walks in places like Westgate Gardens, and along many peaceful footpaths that pass alongside rivers and through ancient woodlands, orchards and vineyards. You can also go further afield along the Crab and Winkle route and it's only a 15 minute drive to the coast for a day on the beach, so we really have the best of all worlds. However as we no longer need to commute to London, we are starting 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 has excellent grammar schools and private schools including The famous Kings School and two other well respected independent schools that are within walking distance of the house. There are also three universities and a variety of sports facilities including a golf club, a leisure centre and the Kent County cricket ground.*

* 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	0.4 miles
Ashford International	15.3 miles
Dover Docks	26.3 miles
Channel Tunnel Folkestone	18.0 miles
Gatwick Airport	64.1 miles
Charing Cross	61.9 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

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	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:	
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 475000
St Edmunds	01227 763231

Entertainment

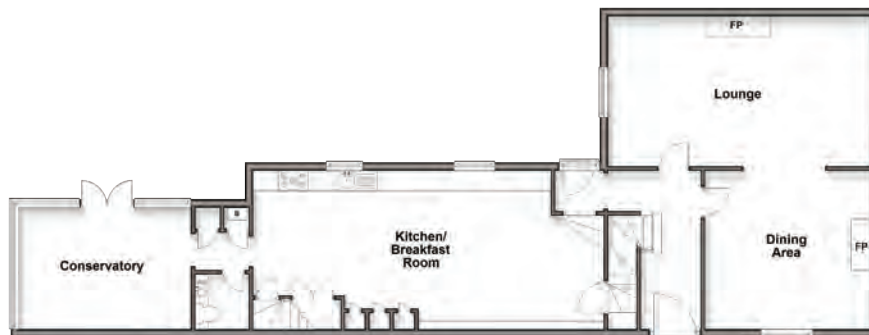
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and cinema	01227 769075

Abode Hotel	01227 766266
Curzon Cinema	0333 321 0104
The Corner House	01227 780793
Il Posticino	01227 788022
The Old Weavers	01227 464660

Local Attractions / Landmarks

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

Ground Floor
Approx. 100.2 sq. metres (1078.5 sq. feet)



GROUND FLOOR

Entrance Hall	
Dining Area	13'3 x 12'9 (4.04m x 3.89m)
Lounge	21'0 x 12'3 (6.41m x 3.74m)
Kitchen/Breakfast Room	28'3 x 12'0 (8.62m x 3.66m)
Cloakroom	
Conservatory	14'0 x 9'9 (4.27m x 2.97m)

BASEMENT

Cellar (Bar Area/Wine Store)

FIRST FLOOR

Landing	
Study/Dressing Room	
Bedroom 2	13'0 x 12'9 (3.97m x 3.89m)
En Suite Shower Room	
Principal Bedroom	16'0 x 12'9 (4.88m x 3.89m)
En Suite Shower Room	
Bedroom 3	14'9 x 9'9 (4.50m x 2.97m)
Family Bath/Shower Room	

SECOND FLOOR

Landing	
Bedroom 4	12'9 x 11'0 (3.89m x 3.36m)
Bedroom 5	11'0 x 9'6 (3.36m x 2.90m)

OUTBUILDING GROUND FLOOR

Garage	26'3 x 11'3 (8.01m x 3.43m)
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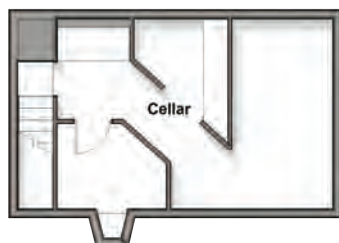
OUTBUILDING FIRST FLOOR

Room 1/Apartment/Kitchenette	25'9 x 11'0 (7.85m x 3.36m)
Apartment Shower Room	

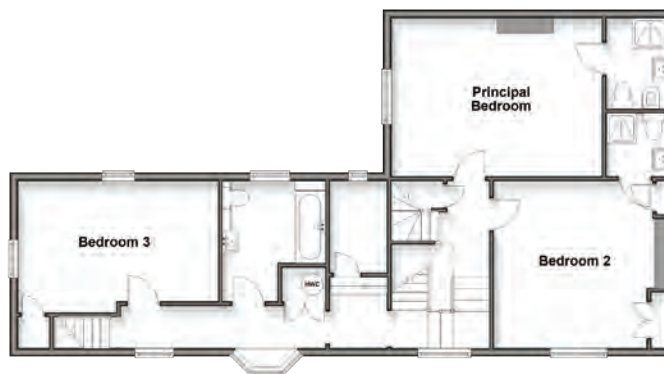
OUTSIDE

Garden

Basement
Approx. 25.3 sq. metres (272.5 sq. feet)



First Floor
Approx. 83.3 sq. metres (896.3 sq. feet)



Second Floor
Approx. 25.0 sq. metres (269.3 sq. feet)



Outbuilding Ground Floor
Approx. 26.3 sq. metres (282.6 sq. feet)



Outbuilding 1st Floor
Approx. 26.3 sq. metres (282.6 sq. feet)



EPC: Exempt
Council Tax Band: G
Tenure: Freehold

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