



5 Millwrights Mews, Puckle Lane
Canterbury, CT1 3US
£485,000

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5 Millwrights Mews

Puckle Lane, Canterbury

An exquisite contemporary mews house within a select development, nestled in a highly sought after south Canterbury location.

Situation

Millwrights Mews is tucked away in the charming and well-regarded Puckle Lane, ideally situated on the sought-after south side of Canterbury. This desirable location places you within easy walking distance of the vibrant city centre, where you'll find a wealth of shops, cafés, restaurants, and cultural attractions including the historic cathedral, city walls, and the acclaimed Marlowe Theatre. Canterbury boasts a superb selection of both state and independent schools, including King's School, St. Edmund's, Kent College, and Simon Langton Grammar Schools for Boys and Girls. For commuters, the property enjoys excellent transport links, with both Canterbury East and Canterbury West mainline stations nearby, offering regular services into London and beyond. The location effortlessly combines convenience, culture, and connectivity in one of Canterbury's most desirable settings.

The Property

This stylish and contemporary mews house is one of only five exclusive homes in the sought-after Millwrights Mews development—a quiet and secluded enclave on the desirable south side of the city. No. 5 offers beautifully presented accommodation, thoughtfully updated by the current owner and finished to an exceptional standard throughout. The property benefits from double glazing and gas central heating, ensuring comfort and energy efficiency year-round. The welcoming, light-filled entrance hall includes a practical cloakroom and laundry facilities, flowing seamlessly into a striking open-plan living space. Amtico flooring extends across the ground floor, and bi-fold doors open onto a landscaped garden, creating a perfect connection between indoors and out. The sleek, modern kitchen features high-gloss white units, black granite worktops, and a range of integrated appliances. A striking spiral staircase leads to a versatile mezzanine level—ideal as an additional lounge, home office, or guest bedroom. Upstairs,

you'll find two generous double bedrooms served by a contemporary shower room, complete with elegant tiling, a rainfall shower, and a large glass enclosure.

Outside

To the front, a private courtyard provides allocated parking for each home within Millwrights Mews, with No. 5 benefiting from its own designated space. There is also a shared visitor parking bay and a discreet bin storage area. At the rear, the property enjoys a beautifully landscaped private garden, thoughtfully designed for low-maintenance living. Two separate paved terraces offer ideal spots for outdoor dining and relaxation, divided by a central gravel section framed by raised planters filled with architectural shrubs that provide year-round visual interest. This tranquil outdoor space enjoys a westerly aspect and is enclosed by a combination of fencing and attractive brick walls, with a borrowed landscape of mature trees enhancing both privacy and seclusion.

Services

All mains services are understood to be connected to the property.

Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

Tenure

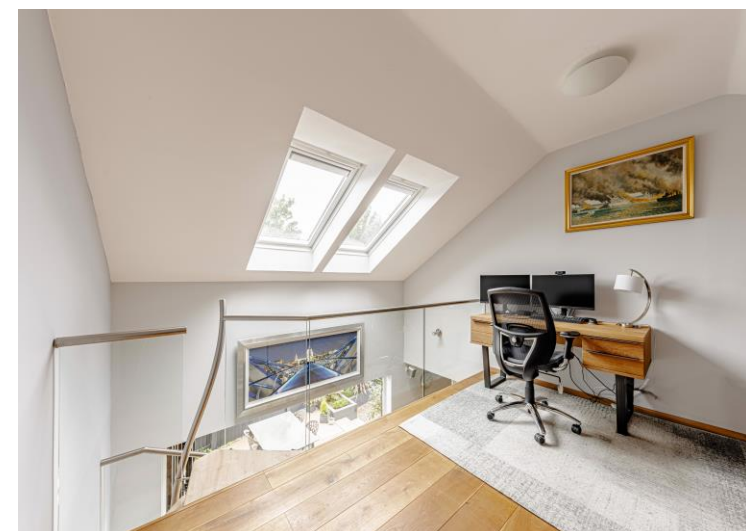
Share of Freehold
Lease with 974 Years remaining.
Maintenance Charge £25 per month.

Current Council Tax Band: D

EPC Rating: C

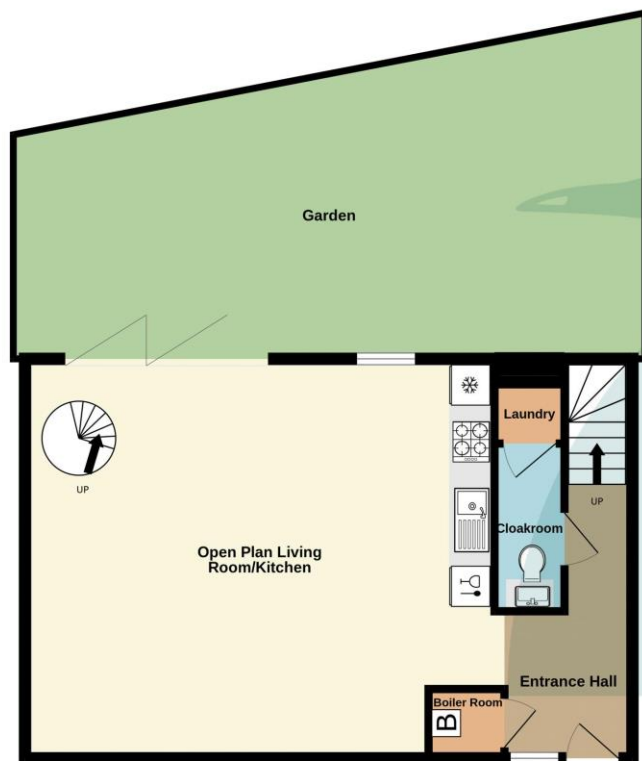
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
547 sq.ft. (50.8 sq.m.) approx.

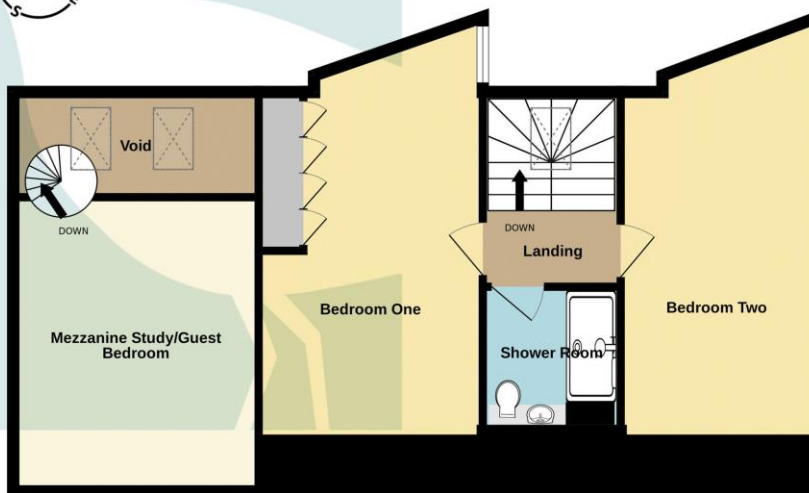


TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First floor
705 sq.ft. (65.5 sq.m.) approx.



Open Plan Living Room/Kitchen

22' 5" x 18' 11" (6.83m x 5.76m)

Cloakroom

8' 0" x 2' 9" (2.44m x 0.84m)

Garden

30' 2" x 16' 5" (9.19m x 5.00m) narrowing to 10' 8" (3.25m)

Mezzanine Study/Guest Bedroom

13' 9" x 11' 9" (4.19m x 3.58m)

First Floor

Bedroom One

16' 6" increasing to 20' 1" (6.12m) x 10' 1" (5.03m x 3.07m)

Bedroom Two

16' 7" increasing to 20' 1" (6.12m) x 9' 9" (5.05m x 2.97m)

Shower Room

6' 11" x 6' 8" (2.11m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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