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**4 Abbots Barton Walk, Canterbury, Kent, CT1 3AX**

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**4 Abbots Barton Walk, Canterbury, Kent,  
CT1 3AX**

**Guide Price £625,000 Freehold**

A well proportioned four bedroom detached house situated in a tucked away position just a 5 minute walk from Canterbury city centre.

- A Spacious Four Bedroom Detached Family Home
- Three Reception Rooms
- En-Suite To Bedroom One
- Garage
- Delightful Gardens
- Just a 5 Minute Walk To The City Centre & Waitrose
- Kent & Canterbury Hospital, Christ Church University & Many Of The City's Grammar Schools Close By

The front door opens to the entrance hall with stairs rising to the first floor and a downstairs cloakroom. The Kitchen is double aspect and has a good range of wall and base units, ample room for a dining table & chairs and spaces for appliances.

The sitting room is double aspect and overlooks the gardens and has a parquet floor and fireplace with wood burning stove. There is a further reception room to the rear which is a fabulous space for entertaining being bright & spacious and having a large bay window to the rear overlooking the rear gardens.

There is a study/snug which is an ideal space for those who work from home.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the landing leads to the four bedrooms and family bathroom, bedroom one benefits from an en-suite shower room.

Outside, the gardens surround the property and are fence, wall and hedge enclosed with a variety of established trees and shrubs including fruit trees and vegetable beds. A path leads through the garden, down a set of steps across a corner of the driveway of Durovernum Court and through a small orchard (part of the property) to a garage en-block. There is easy access for both cars and bicycles to and from the garage via a track leading down the side of No. 70 Old Dover Road. Visitors can park in nearby roads off the Old and New Dover Roads. Cycling is allowed in Abbots Barton Walk.

The gardens are of an irregular shape and the overall plot measurement is 0.12 of an acre.

Abbots Barton Walk is ideally situated being in a quiet, tucked away position within a 5 minute level walk to the City centre.

Many of the City's Grammar schools are close by and within easy walking distance, as is Christ Church University, The Kent & Canterbury Hospital, The King's School & Canterbury West & East Railway Stations.

**Directions:**

On foot from Canterbury city centre proceed past the Fenwicks department store through the underpass and proceed along the A2050 New Dover Road. At the cross roads go straight ahead for 0.2 of a mile. When you reach the Barton Veterinary Surgery turn right and follow the footpath (Abbots Barton Walk) until you reach No.4.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

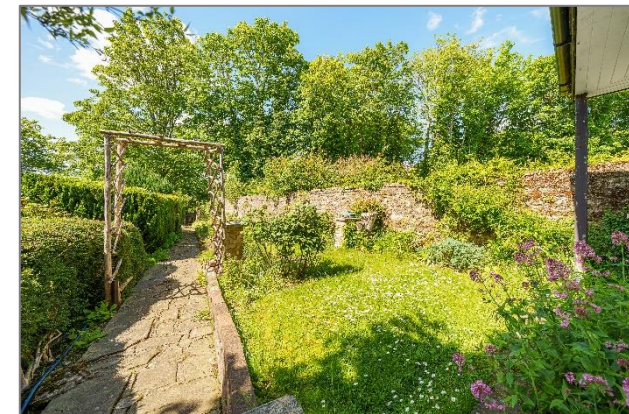
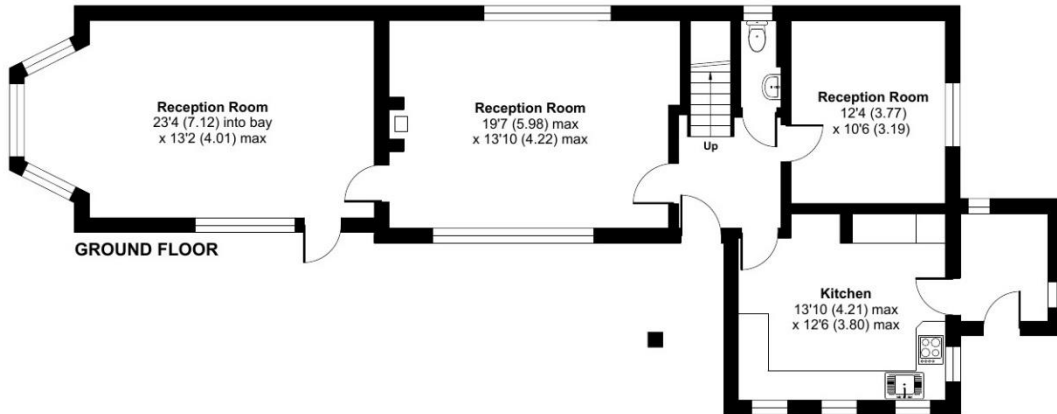
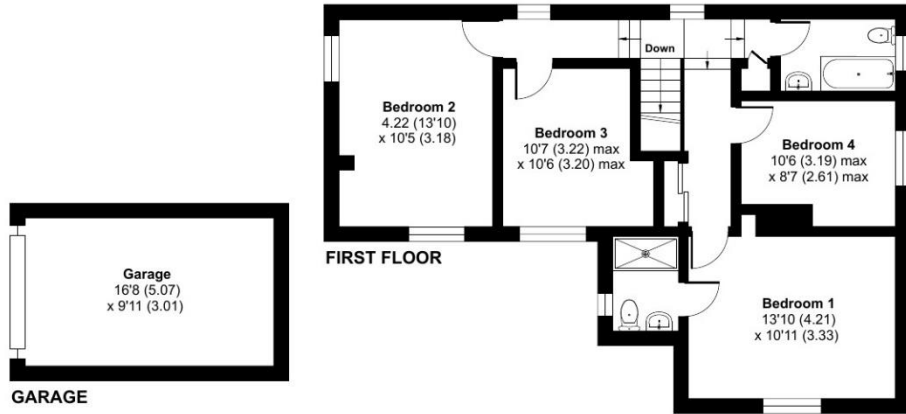
**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'F' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 02/07/24



Approximate Area = 1727 sq ft / 160.4 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Outbuilding = 33 sq ft / 3 sq m  
 Total = 1924 sq ft / 178.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC.UK.COM			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Finns. REF: 1128899

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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