



8 Woodland Way, Canterbury, Kent, CT2 7LS

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**8 Woodland Way, Canterbury, Kent,
CT2 7LS**

Guide Price £925,000 Freehold

An immaculate four bedroom detached family home situated in a quiet cul-de-sac within easy walking distance of the University of Kent, St Edmund's, Kent College & Blean Schools. This bright and spacious property is very well presented throughout and benefits from a recently fitted, high quality kitchen, versatile accommodation and a large plot with ample space for extending – subject to planning.

- A large four bedroom detached family home
- Two reception rooms
- Study
- Recently fitted, high quality kitchen
- Utility room
- Four bedrooms
- Three bathrooms
- Double garage
- Large front, rear and side gardens offering space for extending – subject to planning
- Within easy walking distance of the University of Kent, St Edmunds, Kent College & Blean schools.

The front door opens to spacious entrance hall which has a built in cupboard and a door to the downstairs shower room & cloakroom.



The sitting room has a lovely original parquet floor and is bright and spacious with a large picture window to the front and French doors to the rear leading out to the garden. Double doors lead through to the triple aspect dining room.

The kitchen has been recently fitted and is of a very high quality with a good range of wall and base units, solid composite work surfaces, integrated fridge, Fisher Paykle double drawer dishwasher and a range style cooker. There is a useful utility room with sink and space for a washing machine and fridge/freezer. Also on the ground floor is the home office – ideal for those who work from home.

Upstairs, the landing leads to the family bathroom and to the four bedrooms all with built in wardrobes and bedroom 1 benefits from an en-suite bathroom.

Outside, the property is set back from the road behind its manicured front garden and driveway which offers plenty of off road parking and a detached garage. Most of the garden lies to the rear and measures approximately 147' x 85' and is mainly laid to lawn with a variety of established trees, shrubs and a pond. There is a patio with ample room for a dining table and chairs, a greenhouse and vegetable beds as well as plenty of space at the side of the house.

Woodland Way lies off Giles Lane in a quiet yet convenient position for the University of Kent, St Edmund's, Kent College and Blean Primary school all within easy walking distance. The Cathedral City of Canterbury is just 1.2 miles away and offers a huge range of shopping and leisure facilities including an abundance of restaurants, bars and cafés. Educationally, Canterbury is very well provided for with three universities and a huge choice of schools for all ages and abilities in the state and private sectors.

The North side of Canterbury is a prime location with easy access to Canterbury West railway station with its high speed service to London St Pancras in just 56 minutes and the A2 being close by with its links to the M2 and wider motorway network.

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

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'G' according to the website of the Valuation Office Agency (www.voa.gov.uk).

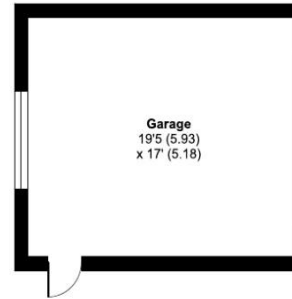
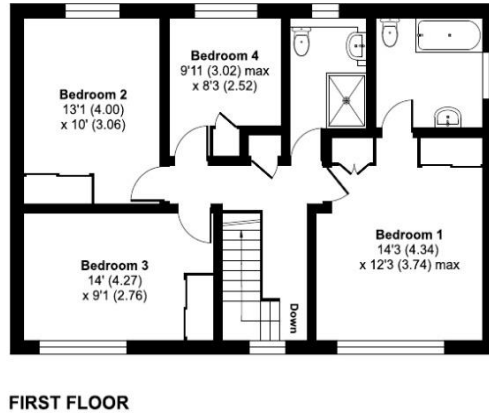
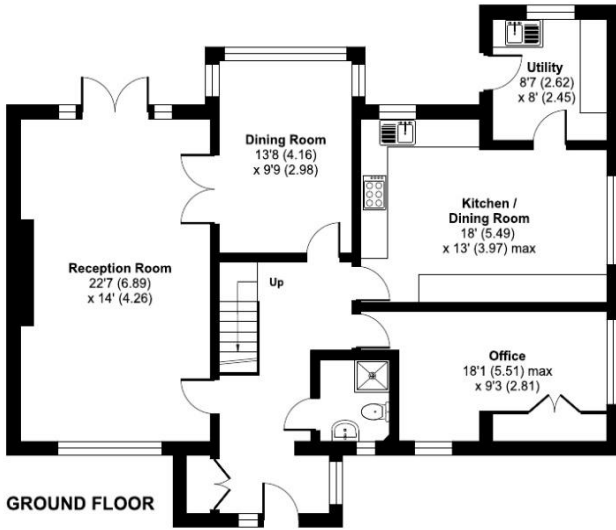
Date: These particulars were prepared on 8/10/24



Approximate Area = 1914 sq ft / 177.8 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 2244 sq ft / 208.4 sq m
 For identification only - Not to scale



Garden
 Approximate
 147'8 (45.00)
 x 85'4 (26.00)



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1195798

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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