



60 Thanington Road, Canterbury, Kent, CT1 3XE

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**60 Thanington Road, Canterbury, CT1 3XE**

**Guide Price £675,000 Freehold**

A beautifully presented four bedroom detached family home situated in a tucked away position just 1 mile from the city centre.

- Energy Efficient Detached Family Home
- 4 Bedrooms
- Modern Interiors Throughout
- Tucked Away Location
- Air Source Heat Pump
- Under Floor Heating Throughout The Whole Property
- Fantastic Master Bedroom Suite
- Bright & Spacious Accommodation Throughout
- Detached Garage
- Detached Home Office / Garden Studio

The front door opens to the spacious entrance hall with stairs to the first floor and a downstairs cloakroom. The sitting room is light & airy with a window to the side and bi-fold doors leading to the rear garden.

There is a separate dining room which is tastefully decorated with wood paneled walls.

The kitchen has been fitted with a good range of wall and base units with integrated appliances and wooden worktops. A door leads to the utility room where the air source heat pump can be found. Also on the ground floor is bedroom 4 which could also be used as a home office.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS





Upstairs the landing leads to the three double bedrooms each benefitting from built in wardrobes. The master bedroom is a fantastic space with Velux roof windows, a vaulted ceiling, an en-suite shower room and French doors leading to a balcony overlooking the garden.

The luxurious family bathroom has been beautifully fitted with a free standing bath, separate shower, w.c and wash hand basin.

Outside, the property is set well back from the road and approached off Thanington Road down a driveway which is shared by one other property. The paved driveway has parking for several cars and leads to a detached garage. Most of the garden lies to the rear and measures approximately 72' x 64' and is fence enclosed with a lawn and decking areas. There is a fantastic detached garden building which is currently used as a gym but would also make a great home office or large summer house.

Thanington is located just one mile from the city centre with its ever expanding range of shops, restaurants and leisure facilities. Close by in Wincheap is the Morrison's supermarket, Boots the chemist, a pet store and a gym – all within a couple of minutes' walk from the house. The stour valley way is easily nearby with its lovely riverside walk and cycle route between Canterbury and Chartham. The A2 is easily accessible with its links to the M2 and wider motorway network.

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

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

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

**Date:** These particulars were prepared on 4/2/25







Approximate Area = 1608 sq ft / 149.3 sq m  
Garage = 187 sq ft / 17.3 sq m  
Outbuilding = 240 sq ft / 22.2 sq m  
Total = 2035 sq ft / 188.8 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		
(55-68)		
D		
(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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Kent CT13 9DA  
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