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The Knoll, 43 Mill Lane, Harbledown, Canterbury, Kent, CT2 8NF

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**The Knoll, 43 Mill Lane, Harbledown,
Canterbury, CT2 8NF**

Offers Over £1,000,000 Freehold

Set within an expansive plot of approximately 0.71 acres, this elegant five-bedroom detached family home offers a rare opportunity to own a charming period home in the sought-after village of Harbledown. Adding to its appeal is a spacious two-bedroom, two-bathroom self-contained detached annexe, perfect for multi-generational living or guest accommodation. There is also scope for significant extension to the main house, subject to the necessary planning permissions.

- An Elegant Five Bedroom Detached Family Home
- Two Bedroom, Two Bathroom Detached Annexe
- Set In A Convenient Yet Private Location
- Under a Mile From The City Centre
- Period Charm Throughout
- Potential To Extend – Subject To Planning
- Set In Established Gardens Of 0.71 Acres

Stepping through the entrance hall, you are greeted by the spacious proportions and period charm of this much loved family home. The two front reception rooms boast elegant features, including fireplaces, original doors, picture rails, and stripped floorboards.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



A double-aspect study provides a tranquil workspace with views over the delightful gardens. To the rear, the kitchen enjoys an outlook over the gardens and connects to a bright conservatory, perfect for enjoying the garden throughout the year.

Upstairs, a generous landing leads to five well-proportioned bedrooms, a family bathroom, and a Jack and Jill en-suite shower room.

The detached annexe is a super addition to the property, offering a contemporary and bright open-plan living area with a sitting room, dining room, and kitchen. Its vaulted ceiling with Velux windows floods the space with natural light. The annexe also features two bedrooms, including a primary bedroom with an en-suite shower room, and an additional family shower room, making it an ideal independent living space.

Outside, the property is set high above the quiet no through road offering a great sense of seclusion and privacy rarely found with a property just moments from Canterbury City centre. The beautifully maintained gardens, featuring mature trees, shrubs, and multiple seating areas, offer a private and peaceful retreat. Located just 0.9 miles from Canterbury city centre, The Knoll is only a 20-minute walk from Canterbury West railway station with its high-speed links to London St Pancras in just 56 minutes. The area offers excellent road connections, with the A2 just a minute's drive away, leading to the M2 and wider motorway network. Also located within a short drive is the highly sought-after Blean Primary School currently rated 'Outstanding' by OFSTED, the University of Kent, St Edmund's and Kent College and Kent College primary school.

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 2/4/25













The Knoll, Harbledown

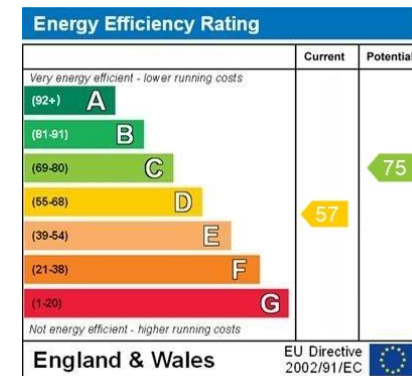
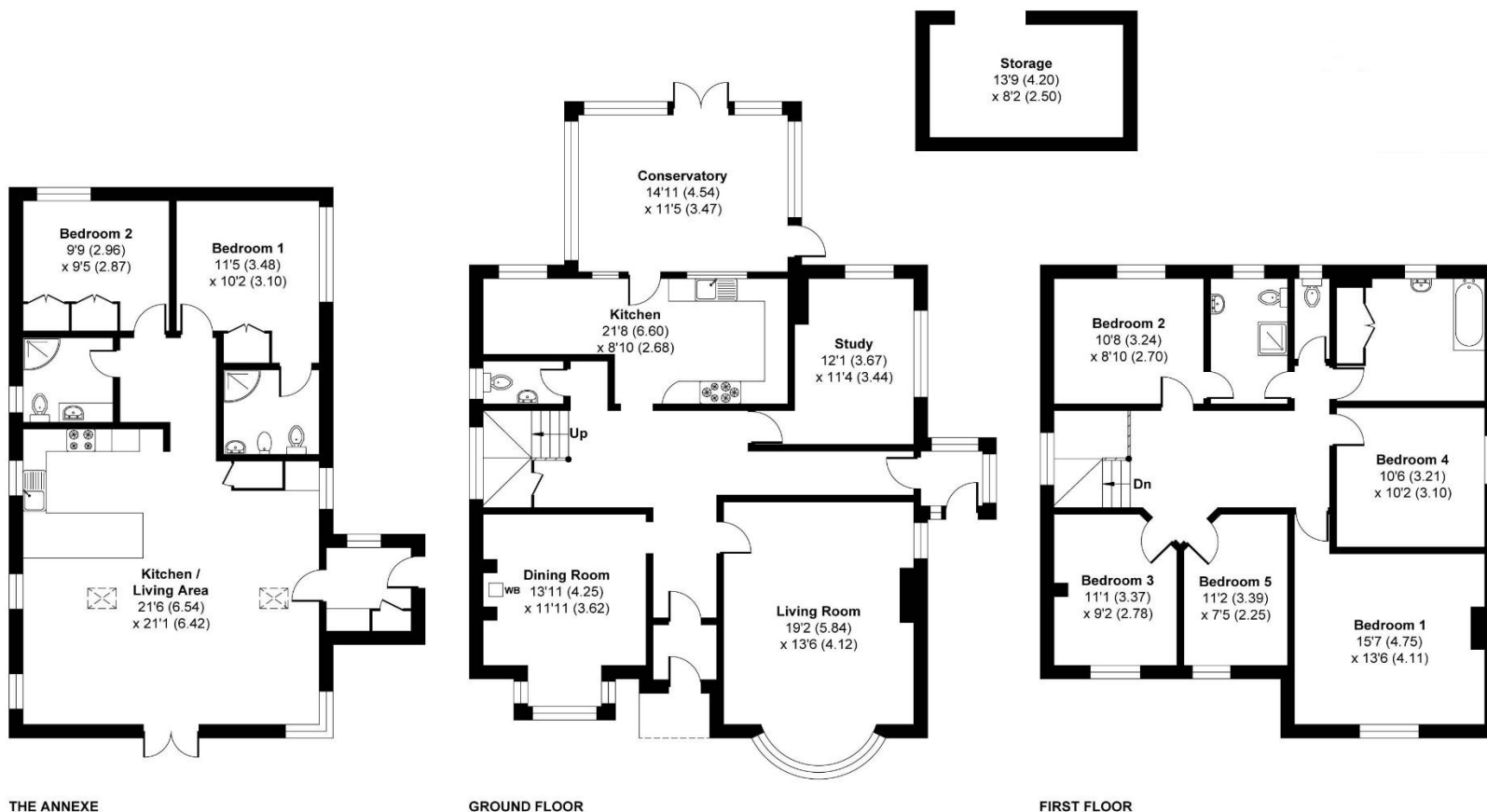
Approximate Gross Internal Area = 192.37 sq m / 2070.65 sq ft

Outbuilding Area = 29.70 sq m / 319.68 sq ft

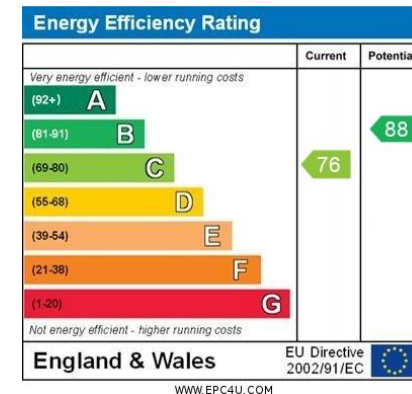
Annexe Area = 78.09 sq m / 840.55 sq ft

TOTAL Area = 300.16 sq m / 3230.89 sq ft

For identification only - Not to scale



The Knoll



The Annexe

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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