



2 Roselands Place, Canterbury CT1 3ZA



- A Striking Contemporary Detached Residence
- Built In 2018 By Pentland Homes
- Distinctive Design With Extensive Glazing
- High Spec Interior With Numerous Upgrades
- Designer Kitchen & Luxury Bathrooms
- Double Garage & Parking For Atleast Six Cars
- Large, Secluded Plot With Attractive Views
- Easy Access To City Centre & Mainline Station

SITUATION:

The City of Canterbury, with its world-famous cathedral (a UNESCO world heritage site) has a pleasantly unexpected cosmopolitan feel to it, with a bustling city centre which offers a wide array of High Street brands, independent retailers, fine pubs, restaurants and eateries.

The city lies on the River Stour and boasts three universities plus several other higher education institutions and colleges which contributes to the city having the highest student to permanent resident ratio in the UK.

However, Canterbury remains a small city in terms of geographical size and population when compared with other British cities.

A popular tourist destination, historical Canterbury is consistently one of the most-visited cities in the United Kingdom, with the city's economy heavily reliant

upon tourism. The city is home to many ancient structures including a city wall founded in Roman times and rebuilt in the 14th century, the ruins of St Augustine's Abbey and a Norman castle, and the oldest extant school in the world, the King's School.

Modern additions include the St Lawrence Ground, home of the Kent County Cricket Club and the Marlowe Theatre, named after the city's famous son Christopher Marlowe, has been built on the river bank.

The city is served by a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour, making this an ideal destination for commuters.

However, the city is surrounded by some beautiful countryside, with many footpaths and bridleways, also ideal for those who enjoy outdoor pursuits.





DESCRIPTION:

A modern family home of outstanding proportions and an exceptional interior, set within a generous plot on the edge of an exclusive private development in Canterbury. The property was built in 2018 by Pentland Homes, and combines a distinctive, contemporary exterior with a stylish, high specification, eco-friendly design.

In addition, the current owners have further enhanced the property with a whole host of developer upgrades, along with adding a range of bespoke Neville Johnson fitted furniture to create an elegant and luxurious interior, unique to this property.

Furthermore, the owners were able to purchase a strip of land from the developer to the front of the property, creating a sense of seclusion which is unrivalled within the development.

A UPVC double glazed front door opens into a spacious entrance hall, with a well appointed cloakroom, stairs to the first floor and striking ceramic floor tiles which continue throughout much of the ground floor. A grand set of double doors open into a sitting room, with an entire wall of bespoke Neville Johnson fitted furniture. This includes a mix of open display shelving, alongside concealed storage and entertainment cabinets, and creates a superb focal point for the room.

To the left of the entrance hall, there is a lovely dual aspect family room. This also has an extensive range of bespoke Neville Johnson fitted furniture and a tall, floor to ceiling window which enjoys pleasant views to the front of the house.

To the rear of the property, there is an impressive, open plan living space which includes a kitchen, a dining area and another informal sitting area. The sitting and dining area connect with the garden via a set of double glazed French doors and another set of bi-folding doors, which combine with a huge lantern window above the dining area to make this a wonderfully light and airy living space.

The kitchen has been fitted with a wide range of sleek, contemporary wall and floor units, set around striking grey work surfaces, a range of integrated NEFF appliances, a composite granite sink and a peninsula breakfast bar.

On the first floor, a huge, galleried landing leads to four, generously proportioned

double bedrooms, each with built-in double or triple wardrobes, and a well appointed family bathroom. This has been fitted with a stylish and contemporary white suite, including a bath and separate shower enclosure and is finished with elegant marble effect ceramic tiling.

The master bedroom is to the front of the property and enjoys lovely views towards farmland. It has a beautifully finished en suite shower room and a part vaulted ceiling, with distinctive rooflight windows with electric blinds, allowing you to enjoy the night sky from the comfort of your bed.

The second bedroom has an equally well appointed en suite shower room and is also to the front of the house, with a pleasant outlook.



TENURE: FREEHOLD



OUTSIDE:

The property is approached via a long, block paved driveway, which provides parking for at least 6 to 8 cars and leads to a double garage.

This has two remote operated electric doors, power, lighting and a courtesy door to the rear garden.

Opposite the house, there is a wide strip of front garden, which is laid to lawn with mature trees and shrubs, which create a sense of privacy.

A secure side gate leads to the rear garden, which is mainly laid to lawn with a full width patio adjacent to the house with a path leading to the courtesy door from the garage.

The garden is mostly walled and is undoubtedly one of the largest plots within the development.





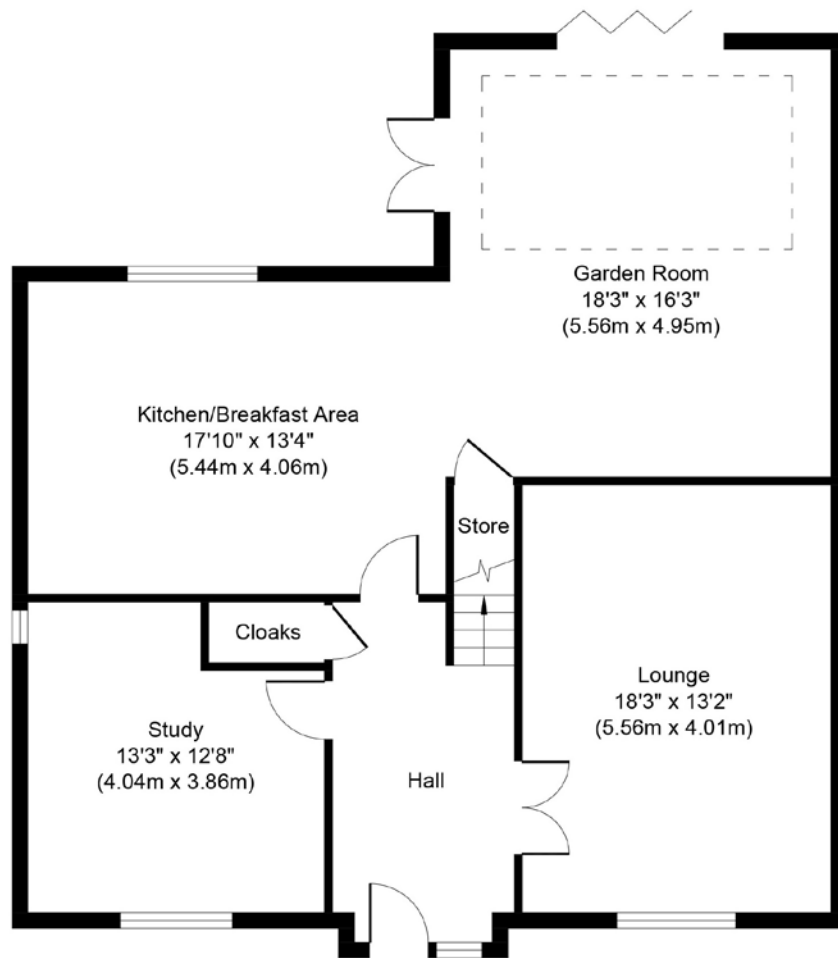


TOTAL FLOOR AREA: Approx. 2012 sq. ft (186.92 sq. m)

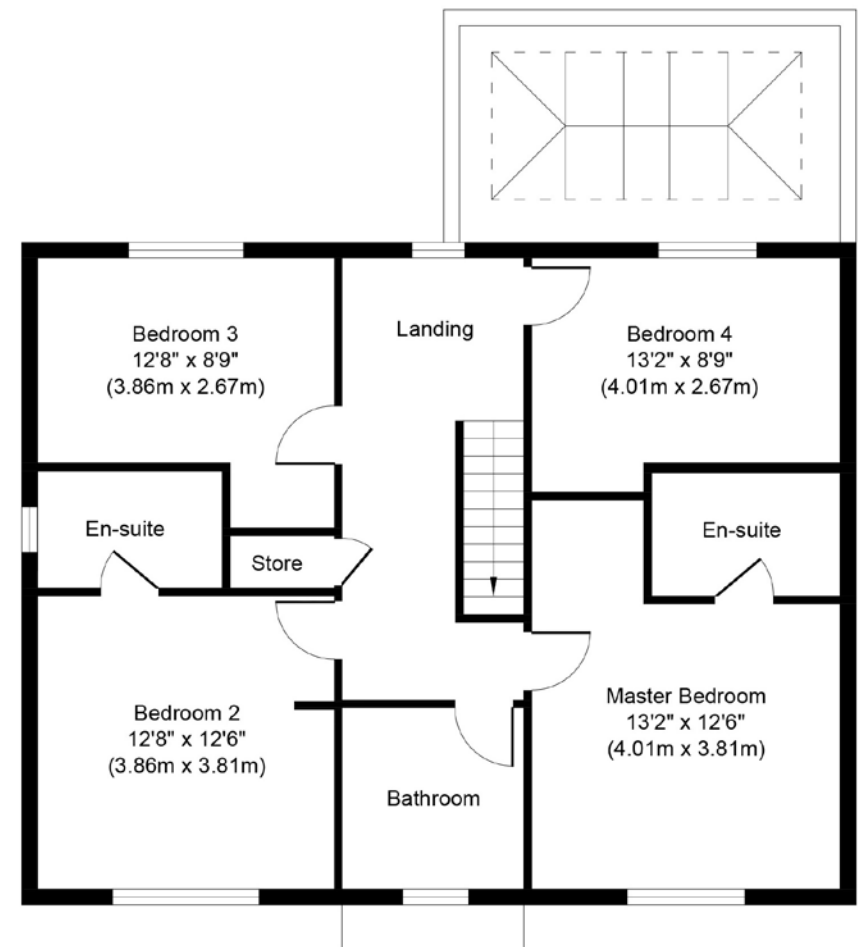
EPC RATING: B

COUNCIL TAX BAND: G

GENERAL INFORMATION: All mains services connected. The property is served by under floor heating to the ground floor and gas fired radiators to the first floor. The property comes with the balance of a ten year NHBC guarantee from 2018.



Ground Floor



First Floor

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