



FOUNDATION

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20 Roper Road, Canterbury CT2 7EG

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



20 Roper Road, Canterbury CT2 7EG

- Imposing Edwardian Town House
- Artistically Renovated & Significantly Enhanced
- Over 1800 Sq.Ft Of Versatile Accommodation
- Flourishing In Period Features
- High Specification Kitchen & Bathroom
- Four Double Bedrooms & Two Bathrooms
- Off Road Parking & Courtyard Garden
- Moments From The Train Station With HS Links To London

SITUATION:

Roper Road sits just outside the walls of the vibrant cathedral city of Canterbury which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers 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.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



DESCRIPTION:

An imposing four storey Edwardian town house built in the early 1900s and has recently undergone a comprehensive renovation programme with significant enhancements internally and externally. Situated moments from the Cathedral city of Canterbury and a stone's throw from the train station with high-speed links in London, the property is in an extremely desirable location and also benefits from off road parking and a sunny west facing courtyard garden.

The current owners have sensitively restored the property whilst preserving many features and combining modern conveniences such as a high specification kitchen, a luxury bathroom and ground floor utility room. Flourishing in Edwardian period features one will find high ceilings, beautiful tall skirting boards, intricate architrave and original stripped floors and internal doors.

Every effort has been made to ensure the property runs efficiently with a full rewire,

replicated double glazed windows, significant under floor insulation and a brand-new central heating system.

The facade is a delightful mix of beautifully repointed brickwork and elegant bay windows, whilst the chequered pathway bordered by cast iron railings leads to a magnificent doorway with push button bell, and art deco period tiles.

The entrance hall displays an archway with detailed corbels, exposed floorboards and decorative ceiling rose. The staircase is directly in front and has an attractive balustrade and is dressed in a wool runner.

The hallway leads to a convenient washroom with shower and a well-appointed utility room, there are French doors leading the courtyard, which in turn leads to the off road parking spaces.

To the first floor one will find a modern kitchen breakfast room which has been fitted with contemporary wall and floor units

supplied by Benchmark. All main appliances are integrated and include a large fridge freezer, Bosch oven and microwave, wine cooler, dishwasher, and ceramic sink with boiling tap.

The first floor is further enhanced by a dining room with open fireplace and an elegant bay fronted sitting room with picture rails, high skirtings, and another open fireplace with marble hearth.

On the second floor the large landing leads to a well-appointed family bathroom with walk in shower, free standing bath, WC and double vanity unit. Dark fixtures and fittings complement the marble effect aqua panels and white sanitary ware. There are two bedrooms on this floor the principal bedroom has a cast iron period fireplace and stunning bay window.

Finally, the third floor has a further two bedrooms, the larger of the two had splendid views of the Marlowe theatre, and Canterbury cathedral.

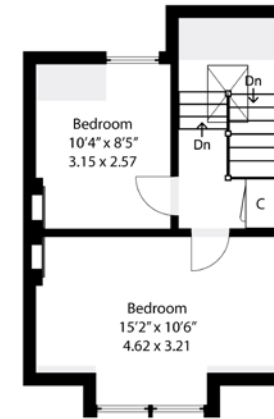
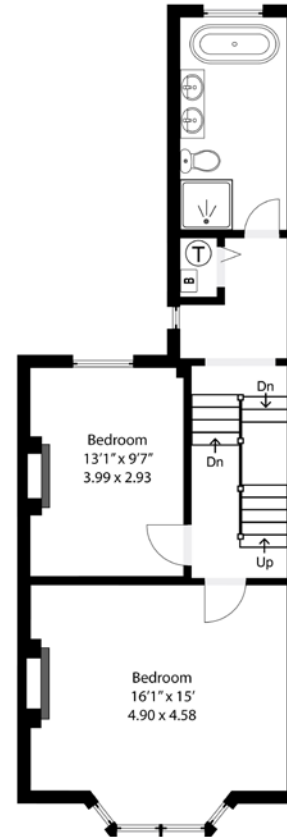
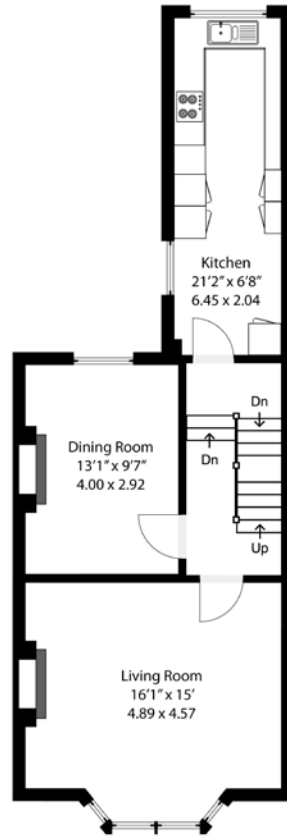
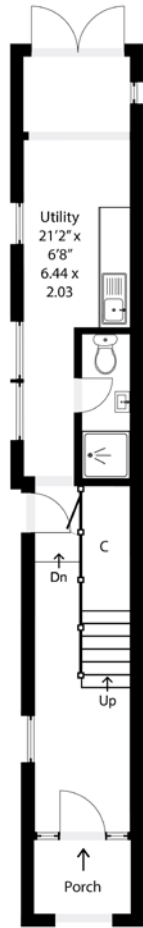












TOTAL FLOOR AREA: 1816 sq. ft (169 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
All main services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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