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31, St.Lawrence Forstal, Canterbury, CT1 3PA

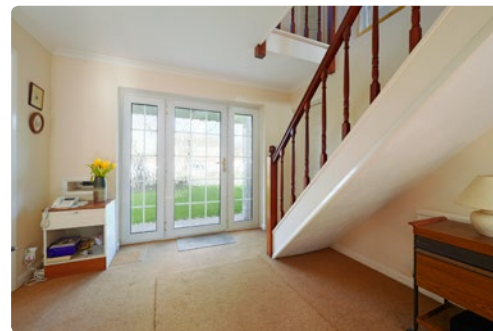
4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



## 31, St.Lawrence Forstal, Canterbury, CT1 3PA

- Splendid Detached 1970's Family Home
- Over 2100 Sq.Ft Of Space Including Integral Garage
- Open Plan Living Area & Additional Reception
- Kitchen Breakfast Room & Separate Utility
- Four Double Bedrooms & Two Bathrooms
- Beautifully Landscaped West Facing Rear Garden
- Peaceful Close With Excellent Access To Canterbury
- Within Walking Distance Of Excellent Grammar Schools



### SITUATION:

St. Lawrence Forstal is situated within an easy walk to Canterbury city centre and conveniently located for excellent secondary schools, including Simon Langton boys and girls grammar schools. The Cathedral city of Canterbury 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.

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 and provide regular Eurostar and shuttle services to the continent, 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.

The popular seaside town of Whitstable is situated seven miles from Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of shops and boutiques, as well as high street names.



#### DESCRIPTION:

A splendid, detached four-bedroom residence situated in a peaceful cul-de-sac, just moments from the cathedral city of Canterbury and the sought-after Simon Langton Grammar schools.

The property has remained with one family since it was built in the late 1970s and offers over 2,100 sq. ft. of wonderfully proportioned space, including an integral garage. The accommodation is immaculately presented and provides the opportunity to modernise and further enhance.

The attractive exterior features a symmetrical façade, with windows set on either side of the front door, which is sheltered by a pillared canopy. The entrance hall, with a large cloakroom and staircase leading to the first floor, is bright and airy, with light streaming in through the glazed doors.



The open-plan living area can be accessed from two points and is configured in an L-shape, offering plenty of room for dining and relaxing. A gas fire provides additional heating, while the French doors open onto a sun terrace.

The kitchen/breakfast room is equipped with an array of wall and floor units surrounding all main appliances and opens into a separate utility room and the garage.

The ground floor is further complemented by an additional reception room, which works well as a guest bedroom, office, or playroom.

To the first floor, a large galleried landing leads to four generously proportioned bedrooms and a well-appointed family bathroom. The main bedroom features an array of fitted wardrobes, while the second-largest bedroom benefits from an en-suite shower room.

#### OUTSIDE:

Beautifully positioned to capture the afternoon and evening sunshine, the garden is mainly laid to lawn and enclosed by mature hedging. The sun terrace, accessible via the French doors in the dining room, enjoys a particularly sunny spot.

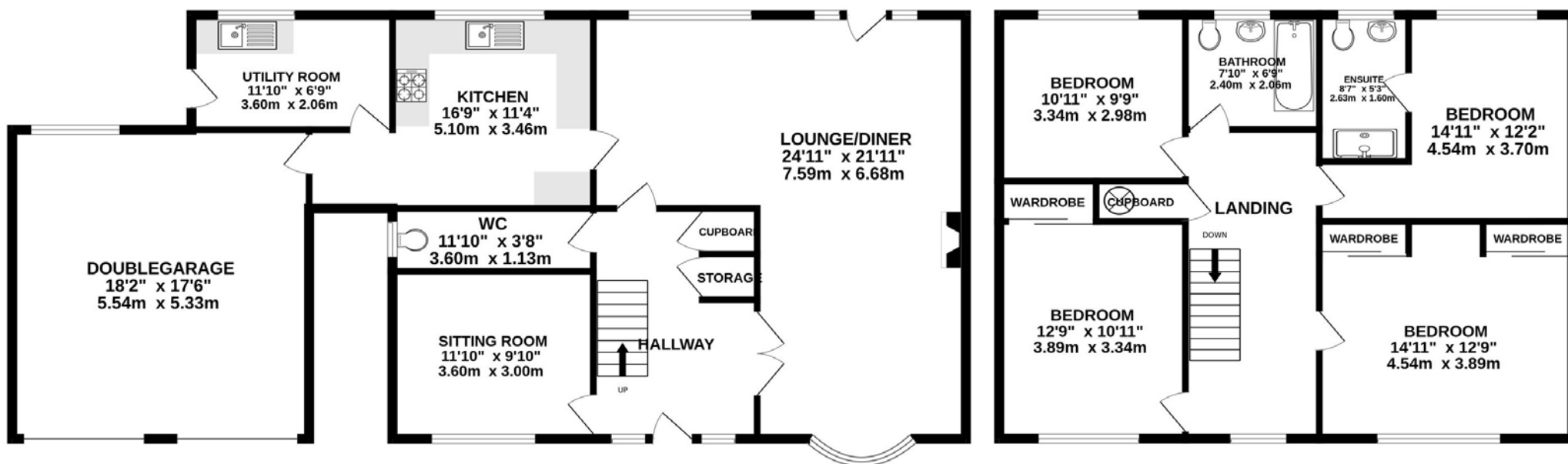
The front garden is particularly attractive, with a mature tree and rose bushes bordering the driveway, which leads to the integral garage. The garage could be further converted, offering additional living accommodation (STPC).











TOTAL FLOOR AREA: 2102 sq. ft (195 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
G



GENERAL INFORMATION  
All services are mains connected

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