



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



43, Norman Road, Canterbury, CT1 3LX

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



43, Norman Road, Canterbury, CT1 3LX

- Substantial Four Storey Victorian Residence
- Over 1500 Sq.Ft Of Elegant Accommodation
- Flourishing In Period Features
- Bespoke Joinery & Fine Décor
- Open Plan Kitchen & Separate Utility Room
- Three Double Bedrooms & Two Bathrooms
- Landscaped Garden & Insulated Studio
- Short Walk To The Station & City Centre



SITUATION:

Norman Road is located just outside the historic walls of the vibrant cathedral city of Canterbury, which offers an extensive range of amenities including both High Street and independent retailers, an excellent choice of restaurants, pubs and cafés, leisure facilities, and the recently refurbished and much-loved Marlowe Theatre. The city also provides outstanding educational options, with highly regarded state and independent schools, three universities, two mainline railway stations, two hospitals, and a comprehensive local bus network.

Canterbury enjoys excellent transport links. Regular rail services run to London Victoria, Charing Cross and Cannon Street, while the high-speed service from Canterbury West connects to London St Pancras in just under an hour. Ashford International and the Channel Tunnel terminal at Folkestone—both approximately 14 miles away—offer Eurostar and shuttle services to the continent, and the

nearby A2/M2 provides convenient road access to London and the Channel port of Dover.

The coastal town of Whitstable, renowned for its beaches, seafood and lively independent shopping scene, lies less than seven miles away and offers a variety of restaurants, bars, cafés and excellent leisure facilities.

The surrounding countryside is predominantly farmland, perfect for those who enjoy outdoor pursuits such as walking, cycling and horse riding. The nearby Stodmarsh Nature Reserve offers exceptional bird-watching opportunities.

There are also numerous picturesque villages within easy reach, including Wingham, Littlebourne, Ickham and Wickhambreau, each home to charming traditional pubs—offering the ideal blend of city convenience and rural tranquillity.



DESCRIPTION:

A handsome four-storey semi-detached Victorian residence dating back to the early 1900s, flourishing in period charm and thoughtfully paired with modern enhancements. Offering over 1,500 sq. ft. of beautifully presented accommodation, the home is complemented by a generous rear garden featuring a fully insulated studio.

Situated on the sought-after Norman Road in Canterbury, moments from the train station and a short stroll to the cathedral city centre, the property showcases an abundance of character, including cast-iron fireplaces, high ceilings, original corning, picture rails and stripped wooden floors.

The current owners have renovated the house to an exceptional standard, introducing a quartz-topped, fully integrated kitchen, elegant bathrooms, bespoke craftsmanship and refined décor throughout.

The exposed brick façade is enhanced by UPVC sash windows to the upper floors and a double glazed square bay to the front. The entrance door sits beneath a charming canopy supported by curved wooden brackets, adding to the home's period appeal.

The entrance hall opens into two elegant reception rooms, naturally divided by an archway. The sitting room features intricate corning, picture rails and bespoke cabinetry, while the adjoining music room enjoys views across the garden via a Juliet balcony.

On the lower ground floor is a spacious kitchen–dining room with underfloor heating, it has been recently upgraded with a stylish kitchen featuring quartz worktops that extend into a breakfast-bar peninsula. Integrated appliances include a double oven, microwave and dishwasher. The design is elevated further by brushed brass cup handles and an antique brass mixer tap. A separate utility

room provides ample space for laundry appliances, and French doors open directly onto the garden.

The first floor offers two double bedrooms and a well-appointed family bathroom, while the second floor hosts the principal bedroom with fitted storage and an en-suite shower room.

OUTSIDE:

The garden has been beautifully landscaped, with curved steps leading to a sandstone pathway that opens into a patio seating area and an insulated studio—ideal as a home office, gym or creative workspace. The garden is mainly laid to lawn, bordered by colourful planting, established shrubs and young trees. Private, versatile and thoughtfully designed, the outdoor space perfectly complements this exceptional Victorian home. Permit parking within Norman Road.











TOTAL FLOOR AREA: 1666 sq. ft (154 sq. m)
HOUSE: 1516 sq. ft (140 sq. m)
STUDIO: 150 sq. ft (14 sq. m)



EPC RATING
E



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected
Permit parking

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

