



Rivendell, Langton Lane
Canterbury | Kent





Rivendell, Langton Lane

Langton Lane - CT4 7AU

Guide Price £1,000,000 - £1,100,000

For Sale

A stunning 5 bedroom detached family home on the outskirts of Canterbury with idyllic private gardens, garage & double car port. Spacious & flexible accommodation with 3 reception rooms & bespoke kitc

- Immaculately presented 5 bedroom detached family home
- Spacious & flexible accommodation with 3 reception rooms & 3 bathrooms
- German bespoke fitted kitchen & separate utility room
- Beautifully established & private gardens with a plot extending to approximately half an acre
- Studio, garage, double car port & driveway for 3 cars
- Approximately 1 mile to Canterbury East & 1.7 miles to Canterbury West train stations
- 0.1 miles to Simon Langton Boy's Grammar School with an outstanding Ofsted rating
- 0.1 miles to the Chaucer Hospital & 0.7 miles to Kent & Canterbury hospital



• Excellent transport links, leisure & shopping facilities nearby

The Property

Guide Price £1,000,000 - £1,100,000. This stunning five bedroom detached house was built in 1972 and has been thoughtfully extended over the years to create the perfect family home. The property is ideally positioned along a sought after road of executive houses, yet within easy reach of Canterbury city centre with a vast array of amenities and leisure facilities. The spacious and flexible accommodation is immaculately presented throughout with high end fixtures and fittings, neutral décor and quality flooring. The welcoming entrance hallway has a storage cupboard and a bespoke Neville Johnson staircase leading to the first floor. From here there is access to three large reception rooms and the kitchen/breakfast room. The living room is the heart of this wonderful home with a superb glass extension to the rear giving beautiful views of the garden while allowing in tremendous natural light. There is a log burner and lovely teak parquet flooring. The German designer kitchen/breakfast room is well fitted with a range of white, wall mounted and base storage units. Integrated Neff appliances include an electric oven, a microwave, an induction hob and a dishwasher. There is further space for a fridge/freezer. A separate utility room has a butler sink and space for a washing machine and a tumble dryer. A porch was incorporated into the utility room in 2008, ideal when returning from a country walk with muddy boots or paws. The ground floor is completed by a shower room. Upstairs there are four large double bedrooms, two of which have built in wardrobes. The single bedroom could be used as a study for those who require space to work from home. The main bedroom has a double aspect and an en-suite shower room. The family bathroom completes this floor with detailed panelling and a white three piece suite. The attic has been boarded to provide useful storage space and has a ladder and light.

Location

Langton Lane is located off the Nackington Road, in the popular South Canterbury area, approximately 1 mile from Canterbury's vibrant city centre. The Simon Langton Boys Grammar School is just 0.1 miles away from the property and was rated as Outstanding in its recent Ofsted report. Simon Langton Girls Grammar is located on Old Dover Road 0.5 miles away and was rated as good in its latest Ofsted report. The property is conveniently located for sports facilities with Kent Country Ground just 0.4 miles walk away and Canterbury Rugby Club only 0.3 miles away. The Kent & Canterbury hospital is only 0.7 miles away and The Chaucer Hospital is only 0.1 miles walk away, making it ideal for those working in the health care profession. For those needing to



commute, Canterbury East train station is 1 mile away whilst Canterbury West station, with its high speed service to St Pancras, is 1.7 miles away by car. For those in need of retail therapy Canterbury hosts an array of shops and boutiques, along with fine dining and restaurants serving dishes from across the globe. To complete Canterbury's unique experience, there are welcoming pubs and wine bars.

PROPERTY INFORMATION

Council Tax

To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands.

Local Authority

Canterbury City Council - 01227 862000. Kent County Council - 0845 247 247.

Services

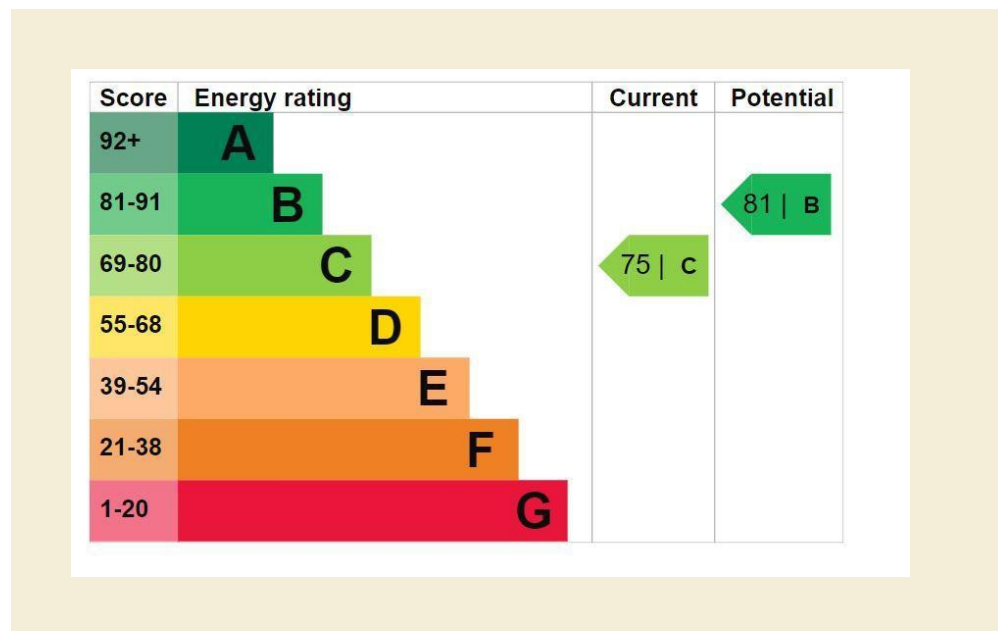
Gas central heating. Mains water, drainage, and electricity.

Method of Sale

The property is freehold and is offered for sale with vacant possession upon completion.

DIRECTIONS

<https://www.google.co.uk/maps/> - CT4 7AU



Viewing strictly by appointment through Sandersons UK

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