



Guide Price
£525,000

Freehold

4x  1x  2x 

**Winchester Gardens,
Canterbury, Kent, CT1**

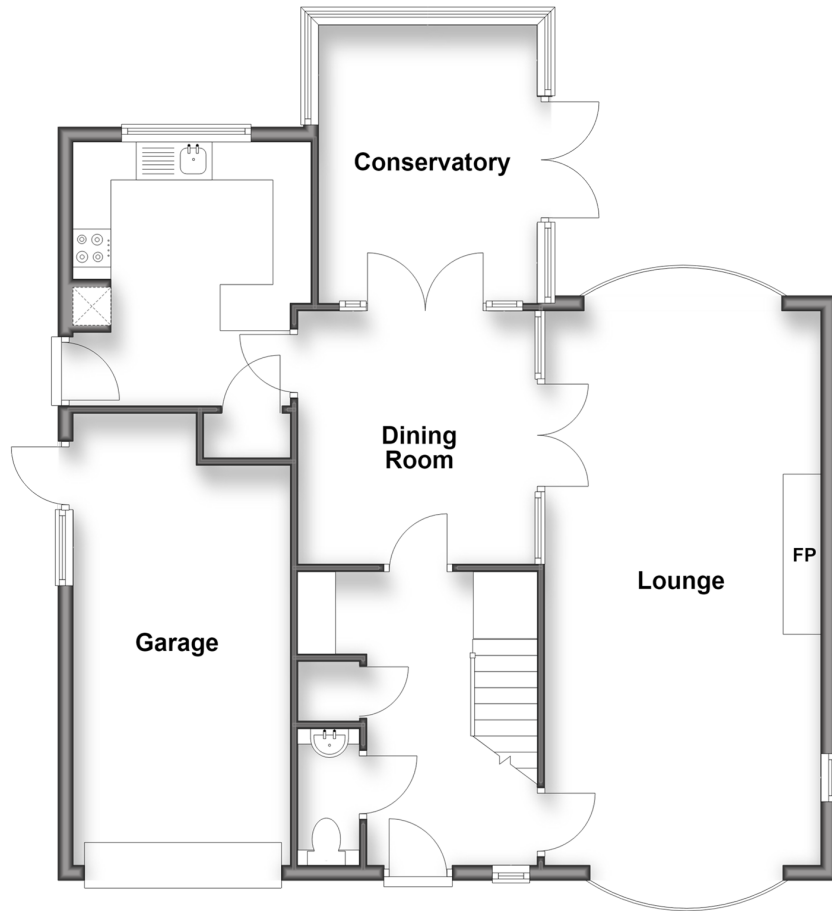
OVER 60?

Secure this property
for up to **59% less!**

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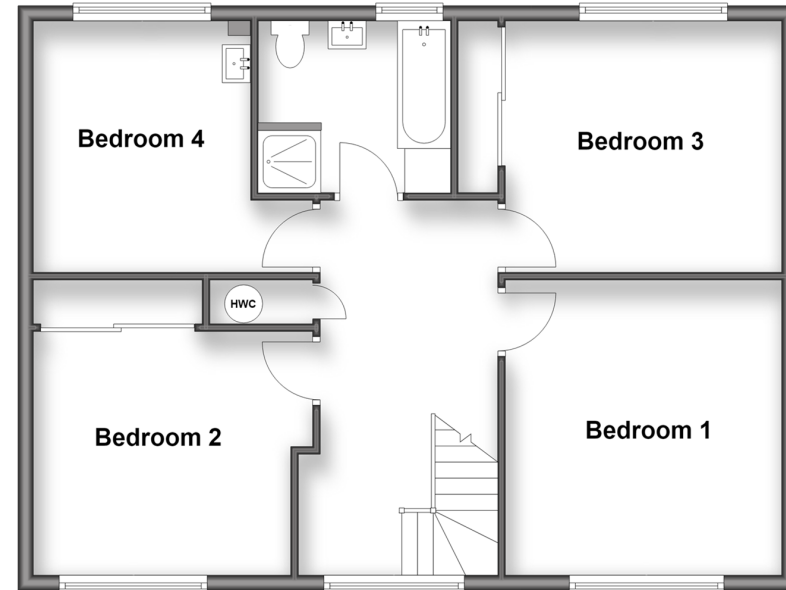
Ground Floor

Approx. 90.6 sq. metres (975.2 sq. feet)



First Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 27'1 x 11'8 (8.26m x 3.56m)

Dining Room: 11'0 x 10'5 (3.36m x 3.18m)

Kitchen: 11'6 x 10'3 (3.51m x 3.13m)

Conservatory: 12'2 x 9'5 (3.71m x 2.87m)

FIRST FLOOR

Landing

Bedroom 1: 12'7 x 12'4 (3.84m x 3.76m)

Bedroom 2: 12'1 x 10'4 (3.69m x 3.15m)

Bedroom 3: 12'0 x 11'5 (3.66m x 3.48m)

Bedroom 4: 11'7 x 9'3 (3.53m x 2.82m)

Bathroom: 8'1 x 7'7 (2.47m x 2.31m)

OUTBUILDING

Garage: 20'8 x 9'2 (6.30m x 2.80m)

OUTSIDE

Front Garden

Driveway

Rear Garden



Main features

- Well proportioned detached family home
- Garage with power plus driveway
- Beautiful mature garden with shed, greenhouse and patio area
- Fantastic location close to hospital, grammar schools and on a bus route
- Potential to extend and develop subject to the necessary planning permissions being obtained



Nearest Schools

Primary Schools: Wincheap Foundation Primary 0.6 miles, Pilgrims' Way Primary and Nursery 0.6 miles, St Thomas' Catholic Primary, Canterbury 0.7 miles
Secondary Schools: Barton Court Grammar School 0.5 miles, Simon Langton Grammar School for Boys 1.5 miles



Transport Information

Train Stations: Canterbury East 0.5 miles, Canterbury West 1.0 miles, Sturry 2.3 miles



Address

Winchester Gardens, Canterbury, Kent, CT1



Directions

For directions to this property please contact us.



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Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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