



Charles Bainbridge



15a Puckle Lane,
Canterbury, Kent, CT1 3LA

£525,000









A unique detached bungalow set in an enviable position off a private driveway in the highly regarded setting in south Canterbury. The property provides extensive and versatile accommodation which includes a substantial kitchen/breakfast room to the front and the rear is a dining room beyond which is a large sitting room with French doors overlooking and opening onto the garden. The master bedroom has an ensuite shower room, there are two further bedrooms and the principal bathroom. The property benefits from gas fired central heating and double glazed windows and doors. The bungalow now requires some updating and some remedial work for internal water damage caused by a leak in the water system.

Vehicular access is gained onto a gravel driveway providing parking, turning, and access to the detached double garage. A paved path leads to the open porch and the front door. Paths to both sides of the bungalow access the rear garden. An attractively landscaped and well-maintained rear garden including a paved seating area from the rear of the property with an inset ornamental pond. Steps lead up to the lawn with mature borders and laurel hedging to the side and rear. There is a timber greenhouse to the far corner.

The property is tucked away off Puckle Lane in a setting with much privacy and seclusion yet with easy access to Canterbury City centre and its associated facilities. The bungalow is ideally located for the local facilities including schools, Kent and Canterbury Hospital, the Chaucer Hospital, and nearby Waitrose within approx. a 10 minute walk. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities, and a comprehensive range of schools, colleges, and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling with mature orchards and public footpaths a few minutes walk away.

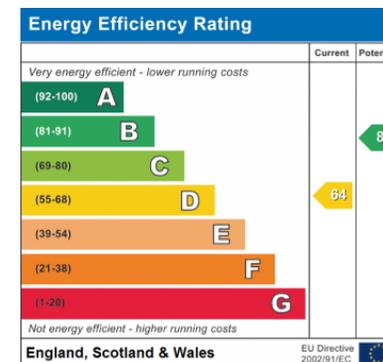
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: F

Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

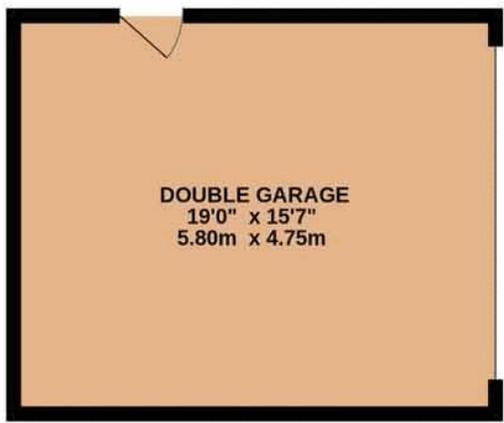
We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com



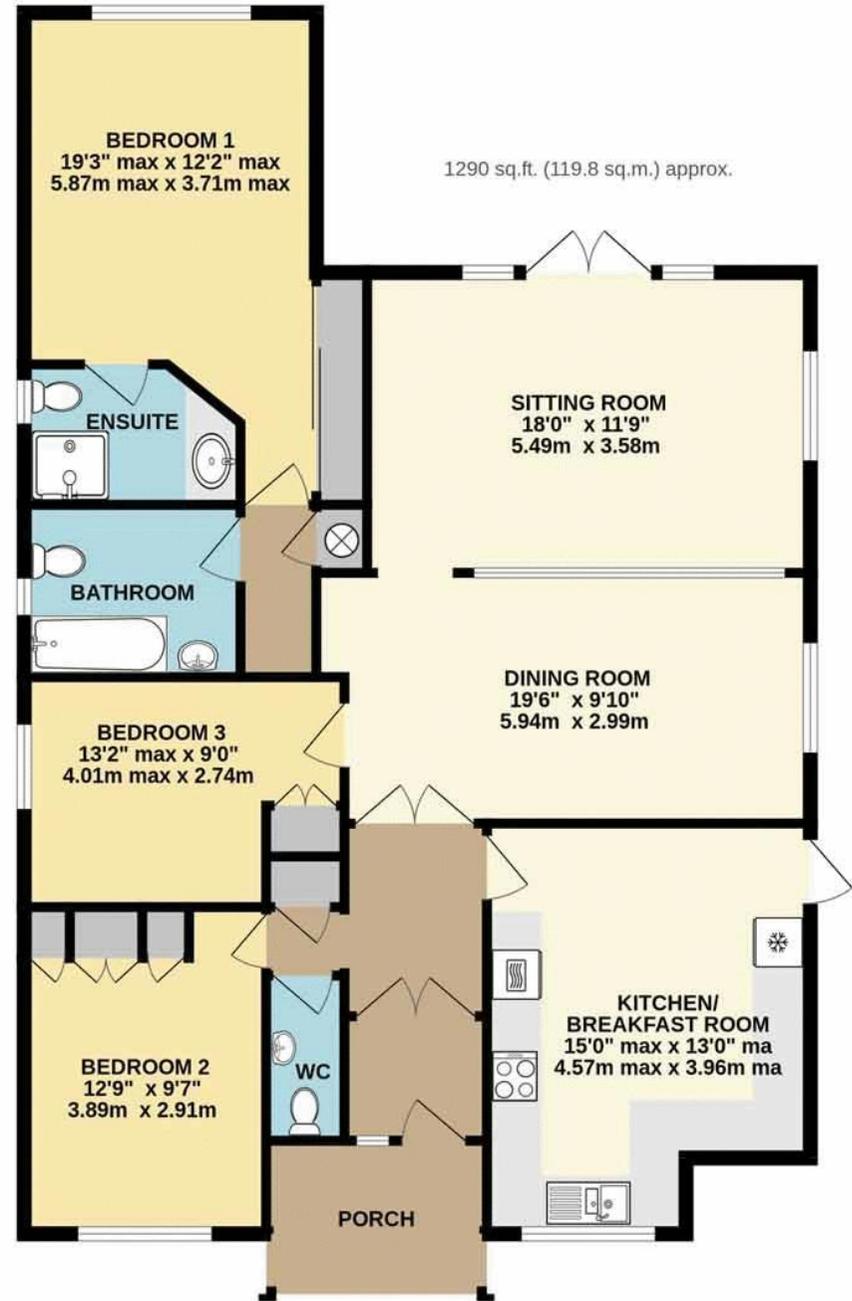
TOTAL FLOOR AREA : 1586 sq.ft. (147.3 sq.m.) approx.

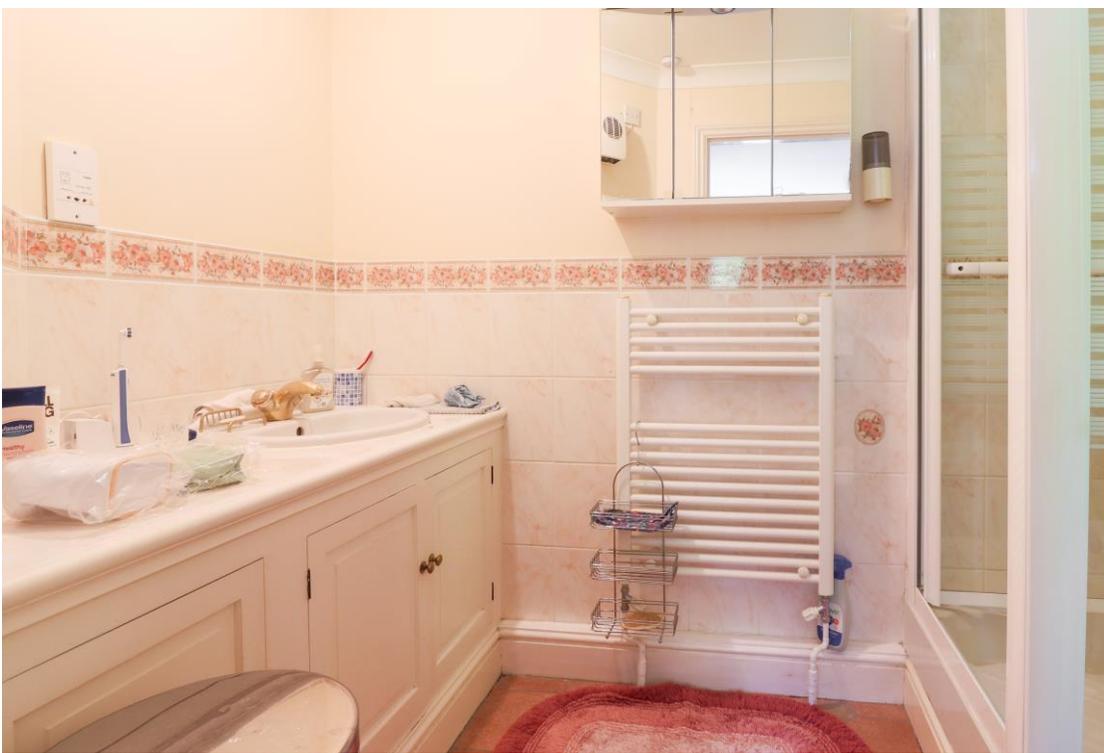
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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296 sq.ft. (27.5 sq.m.) approx.













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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.

