



FOUNDATION

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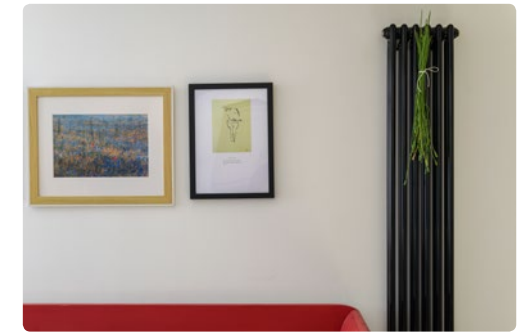
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27, Gordon Road, Canterbury, CT1 3PW

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



27, Gordon Road, Canterbury, CT1 3PW

- Charming End Of Terrace Cottage
- Thoughtfully Extended With Vaulted Ceilings
- Granite Work Top Kitchen & Large Island
- Flourishing In Period Features
- Original Fireplaces & Exposed Floorboards
- Two Bedrooms & Beautifully Appointed Bathroom
- South Facing Rear Garden With Summer Shed
- Close To Canterbury East & City Centre

SITUATION:

Gordon 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 Wickhambreaux, each home to charming traditional pubs—offering the ideal blend of city convenience and rural tranquillity.



DESCRIPTION:

A charming two-bedroom end-of-terrace Victorian cottage, sympathetically extended with thoughtful architectural design and ideally located just moments from Canterbury East station and within easy reach of the historic cathedral city centre. Enjoying a sunny south-facing garden, this beautifully presented home seamlessly blends period character with contemporary living.

The property is rich in original features, including attractive Victorian fireplaces, intricate architraves, stripped pine doors, exposed floorboards, and stained-glass detailing. The current owners have demonstrated an exceptional eye for detail and flair for interior design, evident throughout this stylish and meticulously maintained home.

A chequered pathway leads to the attractive stained-glass front door, opening into a welcoming entrance hall with stairs rising to the first floor. To the left, an elegant sitting

room features a bay-fronted window and a beautiful fireplace, creating a warm and inviting atmosphere. Beyond, the dining room boasts a further character fireplace and flows effortlessly into the extended kitchen.

Designed as the heart of the home, the kitchen benefits from a vaulted ceiling with skylights that flood the space with natural light. Fitted with an extensive range of wall and base units, integrated appliances, granite work surfaces, and a substantial breakfast island, the kitchen is centred around a striking double range cooker. Large sliding doors open directly onto the garden, creating an excellent connection between indoor and outdoor living.

On the first floor are two generous bedrooms, each featuring original Victorian fireplaces, together with a well-appointed family bathroom comprising a bath with shower over, wash basin set within a vanity unit, and WC.

The cellar provides an excellent amount of practical storage space.

OUTSIDE:

The generous south-facing rear garden is beautifully landscaped with a neatly maintained lawn, pathway, colourful planted borders, and young trees, all leading to an attractive summer house at the far end of the garden.

Permit parking is available in Gordon Road.









HOUSE: 1020sq. ft (94 sq. m)
CELLAR: 197 sq. ft (18 sq. m)
SHED: 101 sq. ft (10 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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

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