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Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower running costs	
64	84



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**miles & barr**  
YOUR PROPERTY AGENT

40 OLD DOVER ROAD, CANTERBURY



40 OLD DOVER ROAD  
CANTERBURY

OFFERS OVER £450,000



- No Chain
- Stunning Edwardian Home
- Four Spacious Bedrooms
- Boasting Character & Original Features
- Courtyard Garden
- 5 minute walk to the city centre
- Short Distance To Both Simon Langton & Kings Schools
- Close To Both Canterbury East And West Stations
- Viewing Recommended

## LOCATION

### LOCAL AREA

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

### SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

### TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

## ABOUT

Miles and Barr are delighted to offer to the market this stunning, south Canterbury, four bedroom terrace period home located within walking distance from the City Centre. Beautifully presented throughout, you can relax in knowing there are no home improvements needed. The property is Edwardian, built in 1909, it has kept many beautiful features such as high ceilings and fireplaces.

Through the stained glass door, the accommodation comprises the hallway leading to the oak kitchen with ivory granite worktops and integrated appliances. To the rear of the kitchen is the utility room which has had a new boiler. Through to the sizeable lounge/ dining area you will find the property benefits from original features such as the pine doors and fitted carpentry. Towards the upper levels of the home, there are four spacious bedrooms and the family bathroom. Other benefits of the property are a courtyard garden to the rear, a large attic and a cellar. Antique furniture and stone statues in the garden are available by negotiation.

The property is within close proximity to the exceptional Simon Langton schools and the prestigious Kings School. It is also a short walk from both Canterbury East and West Stations offering Highspeed access to London and beyond by train. Close proximity of the A2 means France and Europe is but a short distance by car. Making this the perfect buy for families who are seeking the best schools, easy commute or the freedom to adventure to Europe with ease. Please call Miles and Barr as the sole agent to arrange all viewings.

## DESCRIPTION

Cellar

Ground Floor

Lounge / Diner 25'07 x 8'07 (7.80m x 2.62m)

Kitchen 11'09 x 7'03 (3.58m x 2.21m )

Utility

First Floor

Bedroom One 14'10 x 11'07 (4.52m x 3.53m )

Bedroom Two 8'04 x 11'05 (2.54m x 3.48m )

Bathroom 7'04 x 8'04 (2.24m x 2.54m )

Separate Toilet

Second Floor

Bedroom Three 11'06 x 8'04 (3.51m x 2.54m )

Bedroom Four 11'08 x 13'11 (3.56m x 4.24m)

Loft Space

External

Rear Garden

