



The Mount, Canterbury


MILES & BARR
EXCLUSIVE



7 The Mount Canterbury Kent CT3 4AN



Description

Ground Floor

- Entrance Hall
- Dining Room
12'10 x 10'4
(3.91m x 3.15m)
- Living Room
15'6 x 12'6
(4.72m x 3.81m)
- Cloakroom
- Kitchen/
Breakfast Room
20'8 x 14'4
(6.30m x 4.37m)
- Utility Room
- Study
11'7 x 8'7
(3.53m x 2.62m)
- En-suite Shower Room
- Bedroom
12'6 x 9'5
(3.81m x 2.87m)
- Bedroom
13'3 x 9'3
(4.04m x 2.82m)
- Bedroom
10'6 x 9'7
(3.20m x 2.92m)
- Family Bathroom

External

- Front Garden
- Rear Garden
- Garage (with storage in the roof)
- Off Street Parking

First Floor

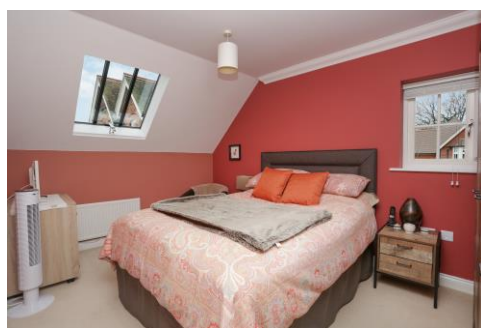
- Landing
- Bedroom One
23'4 x 14'4 at maximum points
(7.11m x 4.37m at maximum points)

Property

A beautifully presented four bedroom detached house set in the popular location of The Mount. Just off the highly desirable Stodmarsh Road, Canterbury, is surrounded by gently rolling countryside, pastureland and orchards and is perfectly placed to take advantage of fantastic sporting and leisure facilities of the district, all of which are within easy reach. The highly regarded Canterbury Golf Course, Driving Range and Academy are within a quarter of a mile of The Mount.

The property has redecorated throughout by the current owners and in its current layout, this property consists of an entrance hall, a dining room, a spacious living room, a kitchen breakfast room, a utility room, a cloakroom and a study on the ground floor. On the first floor, there are four bedrooms and a family bathroom. With this spacious home, the large master bedroom benefits from an en-suite shower room.

Externally, there is a private garden to the rear, giving access to the garage with remote controlled electric door and parking area that has space for two cars.

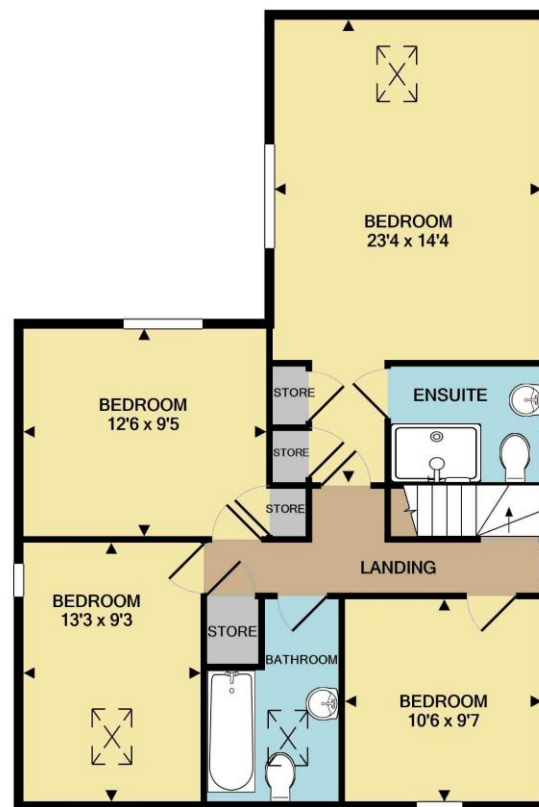
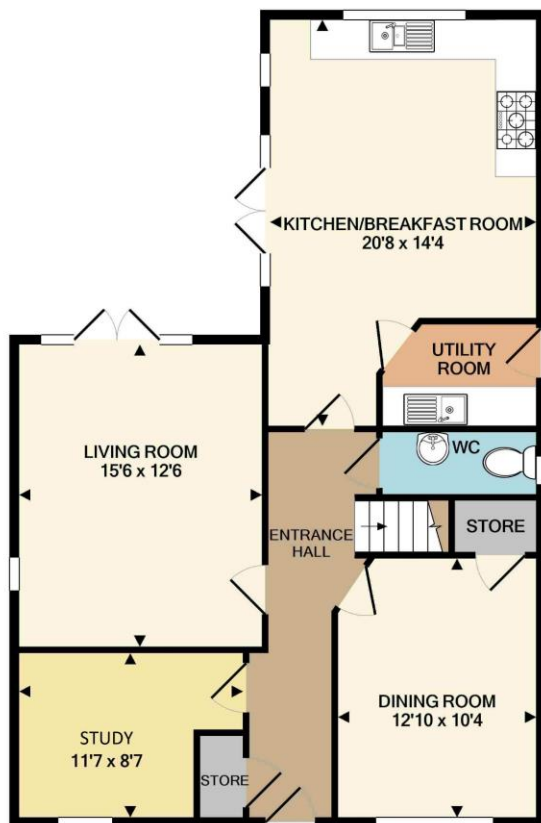


Location

The property is situated within the Cathedral 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.

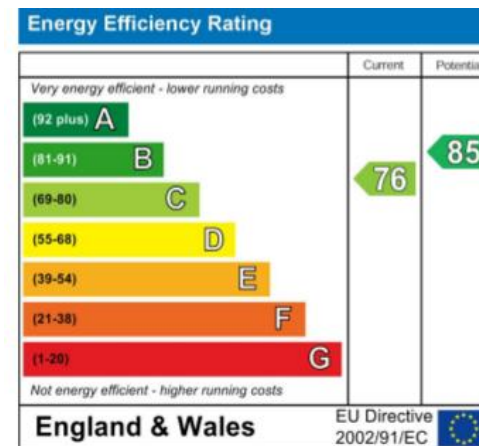
Sporting and recreational opportunities nearby include: Canterbury Golf Club, sailing at Whitstable Yacht Club and Herne Bay and county cricket at Canterbury. The property backs onto Polo farm, one of Kent's premier sporting venues and home to Canterbury Hockey, Cricket and Tennis clubs. In addition, the Marlowe Theatre, the spectacular Beane 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.

Canterbury has two mainline railway stations, with Canterbury West offering the high-speed service to London St Pancras in under an hour. The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and the M2 / A299 (Thanet Way) linking London and the coastal towns respectively.



TOTAL APPROX. FLOOR AREA 1706 SQ.FT. (158.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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