



THE MOUNT
CANTERBURY

Guide Price £740,000

- Council Tax Band: F
- Close proximity to Canterbury

- Sort after semi rural location
- Beautifully presented throughout

ABOUT

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 is beautifully presented throughout and gives plenty of living/entertaining options to the modern family in today's world.

As you enter the property you are welcomed by the spacious entrance hall that leads off to the main hubs of the house, there is a downstairs cloakroom, a cosy sitting room with decorative fireplace, large bay window and unique integrated shelving/cupboard. There is also a separate dining room.

In the kitchen there are light modern units with integrated dishwasher and fridge/freezer, tiled floors and a double oven. The property also benefits from a utility/laundry room with access to the rear garden.

Upstairs the master bedroom has the benefit of an en suite and bay windows, there are three further bedrooms all of a good size. A family bathroom with bath and wall mounted shower is modern.

Outside there is a good garden plot, well maintained and provides private and seating areas on patio and decking to enjoy the summer weather.

The property has side access and a home office in the garden along with two further sheds. A garage sits to the side of the property and there is parking for another couple of cars on the driveway.

With private footpath access to Polo Farm, for easy access on a bus route. Also with activities including indoor and outdoor tennis, cricket and now with a brand new gym.

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 and access to Ashford International train station connecting travellers with European cities.

DESCRIPTION

Ground Floor

Entrance Hall

Living Room 18'4 x 11'1 (5.59m x 3.38m)

Sitting Room 13'2 x 11'2 (4.01m x 3.40m)

Cloakroom

Kitchen/Diner 18'6 x 10'5 (5.64m x 3.18m)

Utility Room

First Floor

Landing

Bedroom 14'5 x 13'0 into bay (4.39m x 3.96m into bay)

En-suite Shower Room

Bedroom 11'3 x 10'2 plus built-in wardrobe (3.43m x 3.10m plus built-in wardrobe)

Bedroom 10'8 x 10'3 (3.25m x 3.12m)

Bedroom 10'8 x 7'11 (3.25m x 2.41m)

Bathroom

External

Driveway

Garage 12'7 x 9'0 (3.84m x 2.74m)

Store Room

Rear Garden



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings.