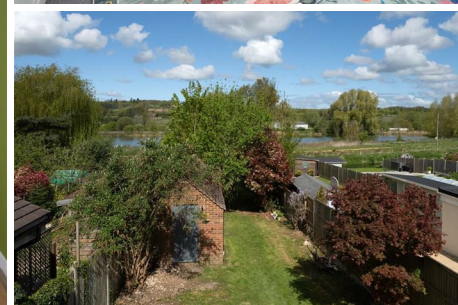


CHRISTOPHER HODGSON



Canterbury
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Canterbury

152 Ashford Road, Canterbury, Kent, CT1 3XT

A beautifully presented detached family home, enjoying a picturesque outlook over the River Stour and Kentish countryside. The property is conveniently positioned approximately 1.5 miles from central Canterbury, and in close proximity to bus routes, Wincheap Park & Ride, Thanington Recreation Ground, Canterbury Riverside Retail Park, and Canterbury East station (1.6 miles).

The bright, spacious, and open-plan accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a kitchen/dining room with a pair of casement doors leading to the garden, and a sitting room with a central wood-burning stove.

The first floor comprises three bedrooms (one of which benefits from built-in wardrobes), and a smartly fitted bathroom.

The generous landscaped rear garden extends to 170ft (51.82m) and enjoys direct access to the River Stour, providing the perfect setting to relax and enjoy the stunning views. The garden incorporates an outbuilding which is currently used as a workshop, store, cloakroom and log store. A driveway to the front of the property provides ample off-street parking.



LOCATION

Ashford Road is situated 1.5 miles from central Canterbury, and is close to bus routes, Wincheap Park & Ride, Thanington Recreation Ground and Canterbury Riverside Retail Park. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. There are two mainline railway stations offering fast and frequent services with the high speed Javelin links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall

- Kitchen/Dining Room 17'1" x 11'6" (5.21m x 3.51m)
- Sitting Room 14'7" x 10'11" (4.45m x 3.33m)

FIRST FLOOR

- Bedroom 1 12'5" x 8'5" (3.79m x 2.59m)
- Bedroom 2 11'2" x 5'8" (3.41m x 1.73m)
- Bedroom 3 9'0" x 5'4" (2.75m x 1.63m)
- Bathroom

OUTSIDE

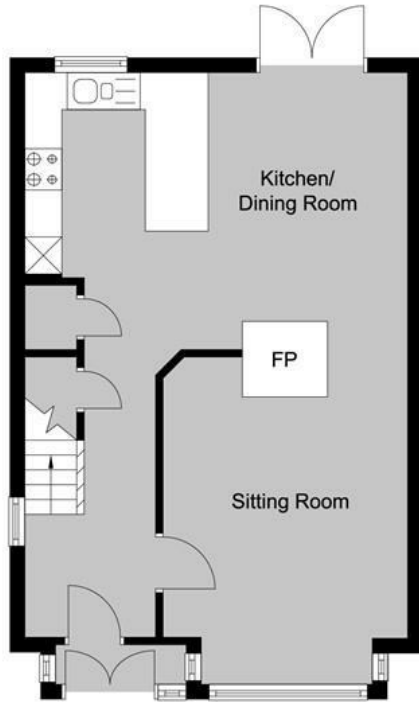
- Garden 170' x 24' (51.82m x 7.32m)
- Workshop
- Store
- Cloakroom
- Log Store





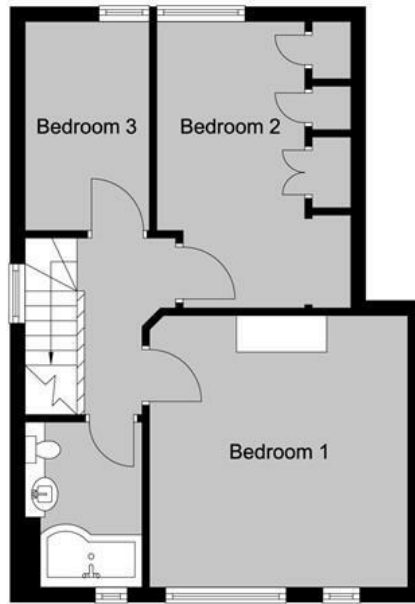
Ground Floor

Main area: approx. 42.0 sq. metres (452.0 sq. feet)



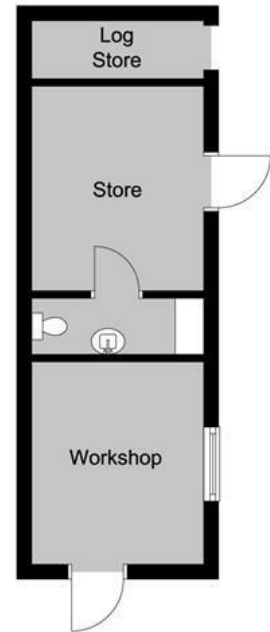
First Floor

Main area: approx. 35.0 sq. metres (376.7 sq. feet)



Outbuilding

Main area: approx. 17.0 sq. metres (183.0 sq. feet)



Main area: Approx. 77.0 sq. metres (828.8 sq. feet)

Plus Outbuilding: Approx. 17.0 sq. metres (183.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,432.96.

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Energy Efficiency Rating		Current	Potential
Very Energy Efficient - New construction	A+		
Very Energy Efficient	A		
Energy Efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Very Energy Inefficient - Older construction			
England & Wales		70	76

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

