



CHRISTOPHER HODGSON

# Canterbury

## Puckleberry, 6 Puckle Lane, Canterbury, Kent, CT1 3JX

Freehold

A stunning contemporary home in a highly desirable, peaceful, and private position within central Canterbury.

Puckleberry offers expansive, light-filled interiors designed around modern living. The house is a fully integrated smart home, with remote access for lighting, heating, intruder alarms, automated blinds, and audiovisual systems. Additionally, five of the principal rooms are equipped with air conditioning.

The substantial accommodation totals 3660 sq ft (340 sq m) and is finished to an exacting standard, with high specification fixtures and fittings throughout. The ground floor is arranged to provide an entrance hall with a cantilevered staircase rising three floors beneath a large roof light, a living/kitchen/dining room fitted with a bespoke kitchen and an expanse of low-profile sliding doors opening to the garden, a plant

room, and a cloakroom.

The first floor comprises a spacious landing, two double bedrooms and two bathrooms, a study / fourth bedroom with access to a South facing balcony, and a utility room.

The second floor is occupied by the principal bedroom suite which incorporates a bespoke fitted dressing room, luxurious en-suite bathroom and impressive views of Canterbury Cathedral. The garden has been smartly landscaped to include a stone terrace and to the front of the house a driveway provides access to a detached double garage, with studio space above. No onward chain.

### LOCATION

Puckle Lane is situated less than a mile from the City centre and conveniently positioned for access to both Canterbury East mainline station (0.6 miles distant), Canterbury West mainline station (1.2 miles distant) and Canterbury bus station. 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. The mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins) and high speed 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 Hall
- Kitchen 14'4" x 9'6" (4.37m x 2.92m)
- Dining Area 13'5" x 11'2" (4.09m x 3.41m)
- Sitting Room 32'0" x 14'3" (9.77m x 4.36m)
- Utility Room
- Cloakroom

#### FIRST FLOOR

- Bedroom 3 15'5" x 14'2" (4.71m x 4.34m)
- En-Suite Bathroom

- Bedroom 2 23'2" x 10'9" (7.07m x 3.30m)
- En-Suite Shower Room
- Bedroom 4 / Study 17'3" x 8'4" (5.27m x 2.56m)

#### SECOND FLOOR

- Bedroom 1 25'3" x 14'3" (7.71 x 4.36m)
- Dressing Room 18'8" x 14'2" (5.71m x 4.34m)
- Walk-in Wardrobe
- Bathroom

#### OUTSIDE

- Garden 76'2" x 48' (23.22m x 14.63m)
- Garage - Ground Floor 20'0" x 13'11" (6.10m x 4.26m)
- Garage - First Floor 20'0" x 13'11" (6.10 x 4.26m)





## GROUND FLOOR

A spectacular open-plan area for living, dining, and kitchen functions, framed by huge sliding doors leading out to the rear terrace. A stylish cloakroom and feature American walnut staircase complete the ground floor's luxurious offering.

## FIRST FLOOR

Three double bedrooms:

- Bedroom 3 with en suite access.
- Bedroom 4 (Study) shares a Jack and Jill bathroom with Bedroom 3.
- Bedroom 2 with private en suite facilities.
- All bedrooms have integrated storage.

A laundry area is cleverly positioned on this level alongside the airing cupboard, eliminating the need for stair-carrying.

## SECOND FLOOR

An indulgent principal suite occupying the entire top floor:

- Virtually fully glazed rear elevation with direct views of Canterbury Cathedral and the entire city of Canterbury and beyond.
- Electrically operated Velux windows and blinds.
- Spacious air-conditioned master bedroom and dressing room.
- Luxurious en suite bathroom featuring a large freestanding bath, a custom walk-in shower with a bespoke glass enclosure, heated demist mirrors, dual electric towel rails, and secret eaves storage seamlessly integrated into the design.

## SPECIFICATION

- Fully Integrated Smart Home: Managed by Control4, controlling lighting, heating, blinds, security, and audio/video across the property.
- Bespoke Entertainment System: 7.1 Dolby Atmos-compatible surround sound integrated around the main television, with two electronically operated, hidden three-tier shelving units for an effortless clean look.
- Designer Electric Fire: A stunning in-wall fire offering the look and sound of a real fireplace without the production of heat, providing year-round ambience without overheating.
- State-of-the-Art Kitchen:
  - Matt glass-finished cabinetry with 20mm white quartz worktops.
  - Quooker tap offering boiling water, chilled filtered water, and a scale control system.
  - Siemens appliances:
    - Two full-size fridge freezers
    - One oven with integrated steam cooking
    - One oven with integrated microwave functionality
  - Siemens dishwasher
  - Plant Room Excellence:
    - Houses a full-size smart home rack with hot air extraction and cold air infusion systems.
    - Incorporates a solar thermal hot water system (notably efficient for domestic hot water production).
    - Features a secondary hot water return system, ensuring rapid delivery of hot water at all outlets.
  - Lighting and colour control equipment housed within dedicated high-spec switch cabinets for

future-proofed accessibility.

- Wi-Fi Connectivity: Two wireless access points per floor, discreetly placed above ceiling speakers to maintain aesthetics while ensuring seamless coverage throughout the home.

## CLIMATE & COMFORT

- Underfloor Heating: Gas-fired system serving all floors.
- Air Conditioning: Installed in all five principal rooms, including all three bedrooms on the first floor, the master bedroom, and the master dressing room - providing year-round comfort, especially on warmer summer days.
- Mechanical Ventilation: Discreetly housed behind full-height sliding mirror wardrobes in the dressing room, with easy maintenance access.

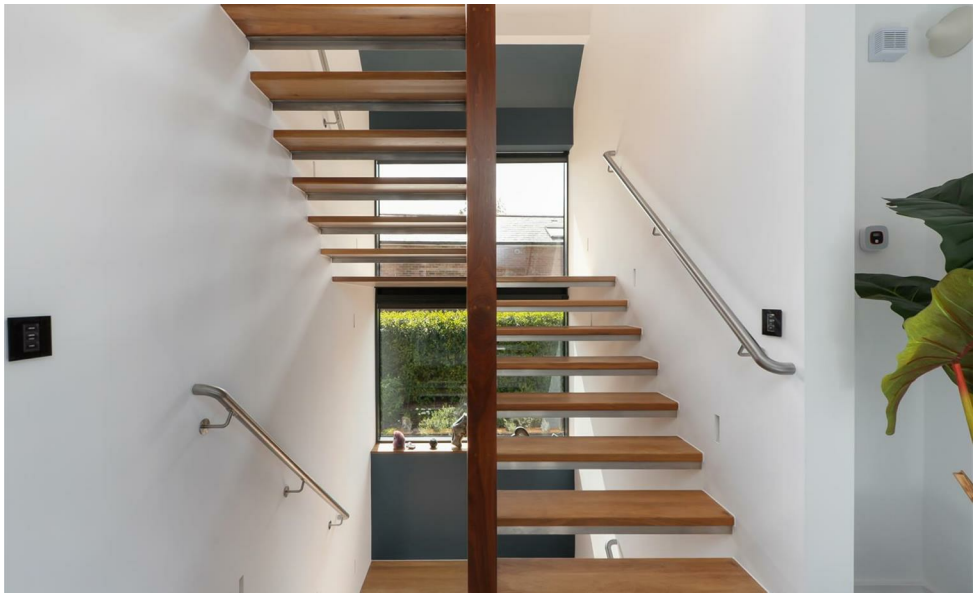
## EXTERNAL FEATURES

- Detached Garage with Upper Parts: A versatile additional structure offering storage, workshop, or leisure potential.
- Landscaped Outdoor Entertaining Areas:
  - Porcelain tiled areas to the side and rear of the house - ideal for outdoor dining and gatherings.
  - Elevated decked area, strategically positioned to deliver commanding views over the beautifully landscaped rear garden, providing a true wow factor.
  - Rear garden finished with a professionally designed gabion wall structure, leading into established mature woodland, offering a rare blend of privacy, beauty, and space.













**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**  
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 86      | 90        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

### Ground Floor

Main area: approx. 115.9 sq. metres (1247.5 sq. feet)



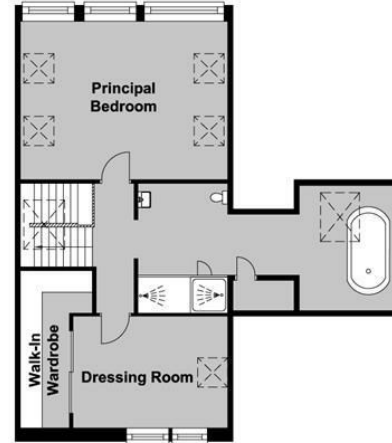
### First Floor

Main area: approx. 93.4 sq. metres (1005.3 sq. feet)



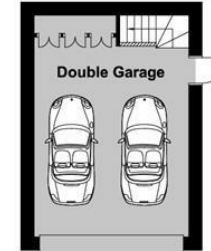
### Second Floor

Main area: approx. 78.8 sq. metres (848.2 sq. feet)



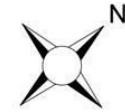
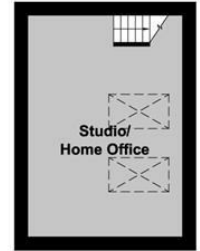
### Garage Ground Floor

Main area: approx. 26.0 sq. metres (279.9 sq. feet)



### Garage First Floor

Main area: approx. 26.0 sq. metres (279.9 sq. feet)



Main area: Approx. 340.1 sq. metres (3660.8 sq. feet)  
Including Garage



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://CHRISTOPHERHODGSON.CO.UK)

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe