



FOUNDATION

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75 Homersham, Canterbury CT1 3RL

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



75 Homersham, Canterbury CT1 3RL

- A Handsome Double Fronted Detached House
- Substantial & Well-Appointed Accommodation
- Four Double Bedrooms - Three Bathrooms
- Three Generously Proportioned Reception Rooms
- Spacious Kitchen/Breakfast Room & Utility Room
- Generous Corner Plot On Edge Of Development
- Detached Double Garage & Driveway
- Within Walking Distance To Canterbury City Centre

SITUATION:

The City of Canterbury, with its world-famous cathedral (a UNESCO world heritage site) has a pleasantly unexpected cosmopolitan feel to it, with a bustling city centre which offers a wide array of High Street brands, independent retailers, fine pubs, restaurants and eateries.

The city lies on the River Stour and boasts three universities plus several other higher education institutions and colleges which contributes to the city having the highest student to permanent resident ratio in the UK.

However, Canterbury remains a small city in terms of geographical size and population when compared with other British cities.

A popular tourist destination, historical Canterbury is consistently one of the most-visited cities in the United Kingdom, with the city's economy heavily reliant upon tourism. The city is home to many ancient structures including a city wall founded in Roman times

and rebuilt in the 14th century, the ruins of St Augustine's Abbey and a Norman castle, and the oldest extant school in the world, the King's School.

Modern additions include the St Lawrence Ground, home of the Kent County Cricket Club and the Marlowe Theatre, named after the city's famous son Christopher Marlowe, has been built on the river bank.

The city is served by a regular rail service to London Victoria, Charing Cross and Cannon Street and the high speed rail link connects with London's St Pancras from Canterbury West station in just under one hour, making this an ideal destination for commuters.

However, the city is surrounded by some beautiful countryside, with many footpaths and bridleways, also ideal for those who enjoy outdoor pursuits.



DESCRIPTION:

A handsome & traditionally styled detached house, built to a high standard in 2005 and situated on a generous corner plot which includes a detached double garage, extensive driveway parking and highly secluded landscaped gardens.

The property enjoys an enviable position on the periphery of this sought-after development, ideally situated on the edge of the city, within walking distance to its many amenities, yet also within easy reach of the beautiful countryside which surrounds Canterbury.

The property offers exceptionally light, spacious and well-appointed accommodation, set over two floors and contained within an attractive, part-brick, part tile hung double fronted façade.

The front door opens into a welcoming central hallway, with wood effect flooring, a cloakroom and stairs to the first floor. The



principal reception room is to the rear of the house and is an impressive sitting room, with a feature fireplace with an inset gas fire.

A set of double glazed French doors, flanked either side by tall, floor-to-ceiling double glazed windows, flood the sitting room with natural light whilst also affording access to the rear garden.

A set of twin doors connect the sitting room with an elegant dining room to the front of the property, whilst a further reception room provides an ideal family room or home office.

The kitchen/breakfast room is to the rear of the house and also enjoys direct access to the rear gardens, via a set of double glazed French doors.

The kitchen has been fitted with an extensive range of modern wall and floor units, set around black, rolled top work surfaces, a range of integrated appliances and an

oak-topped island unit. There is ample space for a breakfast table and chairs and the kitchen is further complemented by a useful utility room, with additional storage, plumbing for white goods and access to the side garden.

On the first floor, a central galleried landing leads to four, generously proportioned double bedrooms and a well-appointed family bathroom.

This has been fitted with a modern white suite, including a panelled bath and a separate shower enclosure.

The principal bedroom is a splendid double room, with a part-vaulted ceiling, 2 sets of built-in double wardrobes and a recently updated en-suite shower room.

The second bedroom is also a good size double room, with a built-in double wardrobe and an en-suite shower room.



OUTSIDE

The property sits within a generous and highly secluded corner plot and is approached via a large, double width driveway which is accessed from Hollow Lane.

This provides extensive parking for numerous cars and leads to a detached, brick built double garage, with two up and over doors, power, lighting and a courtesy door to the rear garden.

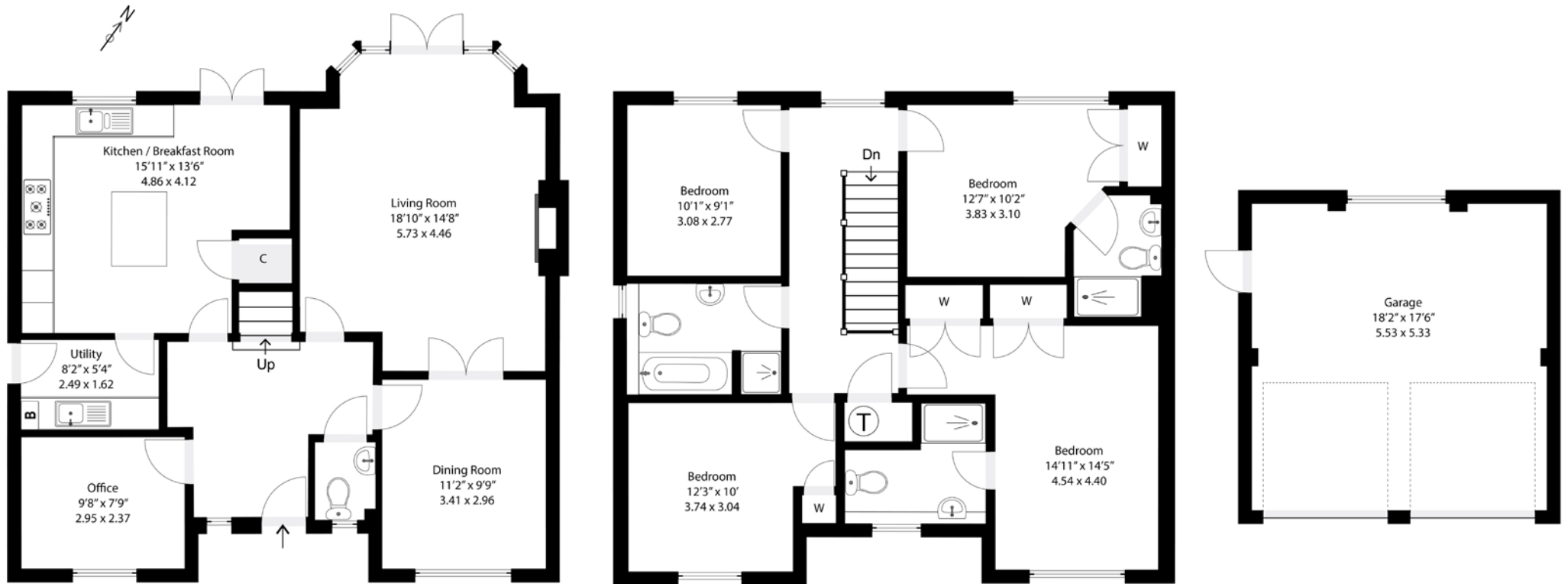
The gardens wrap around the house completely and are a wonderful feature of the property, having been beautifully planted with a variety of mature trees, flowers and shrubs.

The rear garden has been thoughtfully landscaped and includes a circular area of lawn, well-stocked flowerbeds, raised fruit and vegetable beds and an attractive paved patio area adjacent to the house.









TOTAL FLOOR AREA: 1999 sq. ft (185 sq. m)
 HOUSE: 1682 sq. ft (156 sq. m)
 GARAGE: 317 sq. ft (29 sq. m)



EPC RATING
 C



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 The property has all mains services connected.

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