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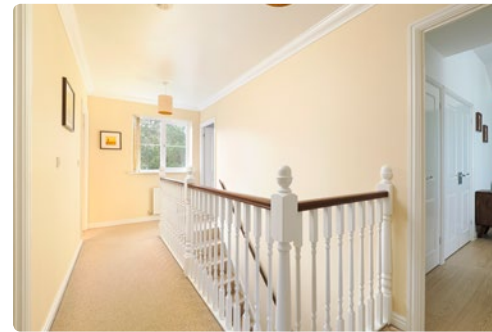
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50 Homersham, Canterbury CT1 3RG

4 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

Freehold



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- Substantial Detached Property
- Three Reception Room & Kitchen With Separate Utility
- Many Improvements Including New Boiler
- Four Double Bedrooms & Three Bathrooms
- Potential To Create An Open Plan Living Space
- South Facing Rear Garden With Mature Trees
- Driveway & Detached Vaulted Garage
- Double Fronted & Generous Corner Plot

SITUATION:

Homersham is perfectly located for getting into Canterbury just under a mile will bring you to the vibrant city centre, an array of excellent schools and train stations for direct links to London. There is a good selection of local facilities within the immediate vicinity with a supermarket, alongside a selection of local shops, parks, and eateries.

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 substantial detached property occupying a generous corner plot with separate garage and off-road parking. An attractive double fronted property which offers almost 1700 sq.ft of spacious and versatile accommodation which comprises of three reception rooms in addition to four bedrooms and three bathrooms found of the first floor.

The property was built in 2006 and has since undergone many improvements including new integrated appliances, several upgrades to the bathrooms, a new boiler, water softener and beautifully landscaped south facing garden.

The front door opens into a spacious entrance hall with cloakroom and doors leading to two reception rooms which sit to the front of the house, one currently used as an office another as a second sitting room. The kitchen breakfast room sits to the rear of the property and has an array of wall and floor units which integrate all main appliances



including a double oven, dishwasher, fridge freezer, water softener and gas hob. The kitchen is further enhanced by a large island which is finished in the same rich granite work top as the rest of the kitchen.

The area is complemented by a useful utility area which connects to the kitchen and also provides access to the garden.

Adjacent to the kitchen there is a large open plan family room which benefits from a bay window with French doors. This could be opened into the current kitchen breakfast room if one would like a large open plan space, flooded with natural light from the southerly aspect.

To the first floor a galleried landing leads to four generously proportioned bedrooms and a well-appointed family bathroom. Two of the double bedrooms both have ensuite shower rooms and an expanse of fitted wardrobes.

OUTSIDE:

The gardens wrap around the entire property with a picket fence to the front encompassing the attractive gardens, with a pathway connecting with the rear garden.

To the side of the property there is off road parking leading to a detached garage which is set within the gated plot. The double gates can be closed ensuring the garden is safe and secure for children and animals.

From the French doors there is a large patio area for alfresco dining, whilst the rest of the garden is mainly laid to lawn with flower and vegetable beds interspersed around the garden.

The property has a southerly facing aspect, with several mature trees at the edge of the garden offering delicate shade and a great deal of privacy.







TOTAL FLOOR AREA: 1849 sq. ft (172 sq. m)
 HOUSE: 1681 sq. ft (156 sq. m)
 GARAGE: 168 sq. ft (14 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All services are mains connected

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