



FOUNDATION

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71 Black Griffin Lane, Canterbury, CT1 2DG

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

## Freehold



## 71 Black Griffin Lane, Canterbury CT1 2DG

- End Of Terrace Period Cottage
- Four Bedrooms & Brand-New Shower Room
- Bright Open Plan New Kitchen Diner
- Sash Windows & Victorian Fireplaces
- Stunning Views Of Canterbury Cathedral
- Opportunity To Create Side Return Extension
- Beautifully Landscaped Rear Garden
- A Short Walk To The High Street & Train Station

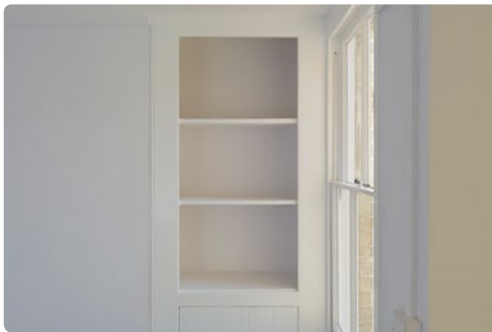
### SITUATION:

Black Griffin Lane sits within the walls of the vibrant cathedral city of Canterbury which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers 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.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



#### DESCRIPTION:

A deceptively spacious and beautifully presented period property with an abundance of characterful features which include recently renovated sash windows, Victorian fireplaces, intricate architrave and original alcove cupboards.

The end of terrace cottage dates back to the late 1800's is situated in the heart of the Cathedral city of Canterbury, just moments from the bustling high street and train station which offers high speed links to London. It has a beautifully landscaped walled rear garden which is unusually large for a property that is so central to the city, there is also permit parking available just a stone's throw from the cottage.

The current owner has fully renovated the property and installed a brand-new kitchen, shower room and creatively decorated throughout, using a pale palette which enhances the Victorian features.



Set back from the road with a small paved front garden the characterful façade complements the interior with its yellow stone bricks, sash windows and wooden panelled front door, which opens into the charming sitting room with built in shelving and a built-in cupboard.

At the rear of the property there is an open plan kitchen dining room which has pretty views of the garden, the kitchen has recently been installed and integrates an oven, induction hob and ceramic sink. There is access to the garden via a side door which open out onto the patio, here there is an opportunity to extend onto the side return, squaring off the living space.

The downstairs space is further enhanced by a new shower room, which comprises of a walk-in shower, basin with vanity cupboard and WC.

To the first floor one will find two double bedrooms both with Victorian cast iron fireplaces, whilst on the second floor there is an additional two bedrooms holding views of the city's rooftops, the Marlowe Theatre and Canterbury Cathedral.

#### OUTSIDE:

The garden is exceptionally generous for a property this close to the city centre, it has been beautifully landscaped with patio leading onto lawn and sleepers creating flower borders.

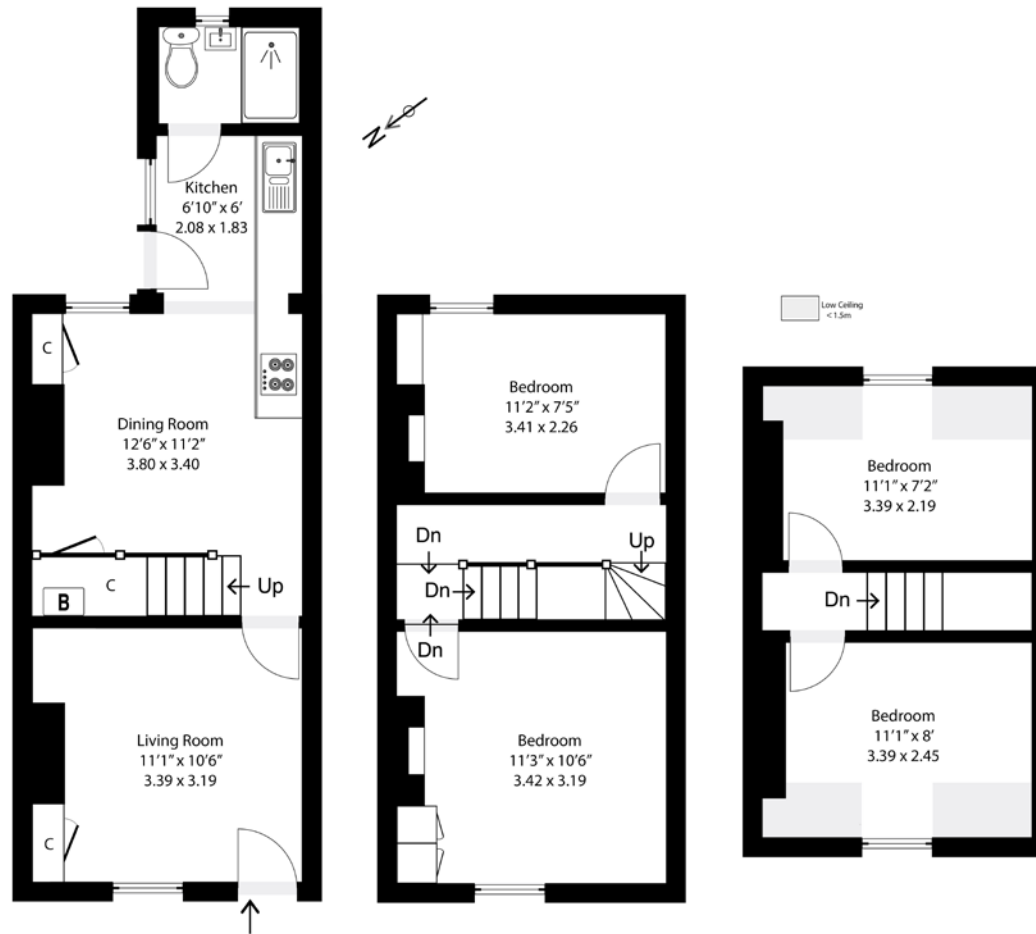
There is a concrete base at the foot of the garden which could offer an area to erect a summer house or additional seating, the garden is fenced either side with an original wall at the far end, three of the cottages to the right have access through the garden, used only occasionally as waste bins are generally kept at the front.











TOTAL FLOOR AREA: 804 sq. ft (75 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

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