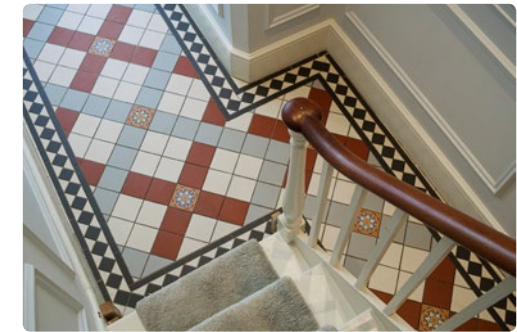




6 Roper Road, Canterbury CT2 7EH

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



6 Roper Road, Canterbury CT2 7EH

- Substantial Victoria Terrace
- Creatively Extended – Over 1800 Sq.Ft
- Artistic Décor & Fine Craftmanship
- Bespoke Handmade Kitchen & Utility Area
- Bi-fold Doors & Amtico Herringbone Flooring
- Three Reception Rooms & Four Double Bedrooms
- West Facing Garden & Enclosed Courtyard
- Moments From Canterbury West With HS Links To London

SITUATION:

Roper Road sits just outside 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 Victorian terrace, flourishing in period features, artistic décor, and innovative architectural design. The current owners have an eye for detail and a flair for interior design which is evident with the finish of this magnificent home.

The property has been creatively extended which includes a large loft conversion, a basement transformation and a significant extension to the rear, there is now over 1800 sq.ft of vibrant, beautifully presented accommodation which has been fully renovated using fine craftsmanship, elegant fixtures, modern conveniences and a bold palette of F&B decor.

Occupying an enviable position with an enchanting west facing rear garden and situated just a short walk to the cathedral city centre and moments from Canterbury West station with high-speed links to London. The façade is typical of a Victorian terrace with recently refurbished bay window with



newly installed wooden sashes and a handsome Victorian front door. The hallway presents a plethora of features with wonderfully high ceilings, a Victorian archway with intricate corbels, and a decorative tiled floor.

To the left one will find a formal sitting room which has a feeling of grandeur with its decorative fireplace, ornate column radiators, and a large bay window dressed in plantation shutters, herringbone Amtico flooring and rich panelling adorn the room, creating an eccentric, yet particularly cosy ambience which builds a striking first impression as these features flourish throughout.

The hallway leads to a second reception room with dark framed aluminium French doors overlooking an enclosed courtyard, this would make an ideal playroom or home office.

The third reception, a converted basement, is

currently used as a cinema room and has been fully tanked with underfloor heating and rich painted panelling.

A hallway runs alongside the extensive glazing which overlooks the enclosed courtyard, there is a quirky cloakroom and utility area with bespoke fitted units, this area leads to an elegant kitchen dining room, which forms the rear extension.

The units have been finished with quartz work tops and integrate all main appliances, the design is unique, yet practical with a large larder and appliance cupboard.

A peninsula provides a slight division between cooking and dining, the table sits beneath the sky lantern and overlooking the garden via the bi-fold doors, a reclaimed brick wall adds a further depth of character and has been built using the bricks from the original chimney breast.



An elegant balustrade ascends to a galleried landing which leads to two double bedrooms and a well-appointed family bathroom. The bathroom has a walk-in shower and a free-standing roll top bath, it has been finished with Burlington fixtures and a CP Hart basin and basin.

Both bedrooms have fitted wardrobes built by a local joiner whilst the main bedroom has contemporary shutters, and a luxury ensuite with remote controlled electric shower.

The loft conversion has seen a meticulous degree of fine craftsmanship and attention to detail, the banister on the balustrade have been especially made to replicate those on the main staircase, whilst the two double rooms have large dormer windows.

OUTSIDE:

The garden has a westerly position benefitting from sunshine late into the evening, the garden reaches almost 70ft long and has been mainly laid to lawn with a patio area accessed directly from the bi-fold doors.

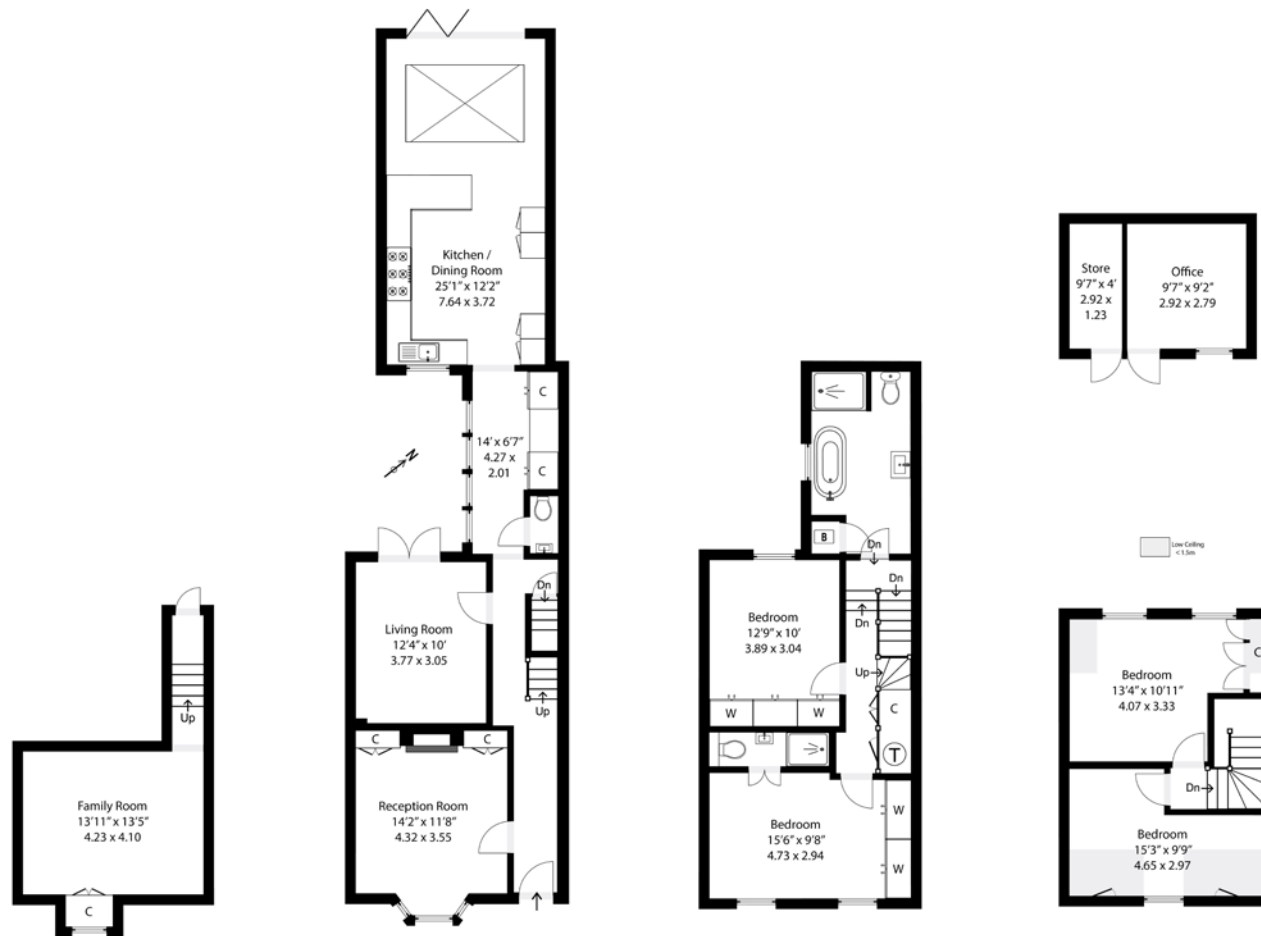
A studio has been placed at the end of the garden, which offers an ideal home office with heating and electricity, it also provides separate storage for bicycles and garden tools.

When the property was extended an enclosed courtyard was created, this space is a private and peaceful spot to enjoy a morning cup of coffee, it is accessed via the living room via French doors.









TOTAL FLOOR AREA: 1961 sq. ft (182 sq. m)
 HOUSE: 1831 sq. ft (170 sq. m)
 OFFICE: 130 sq. ft (12 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 C



GENERAL INFORMATION
 All services are mains connected

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