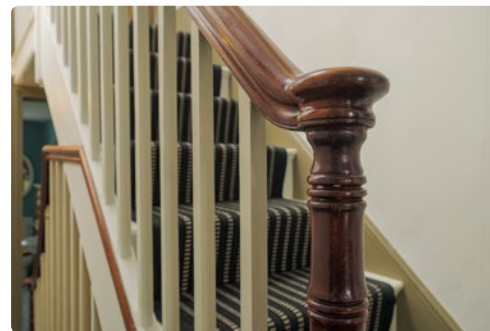




8 St.Dunstans Terrace, Canterbury, CT2 8AX

3 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



8 St. Dunstons Terrace, Canterbury CT2 8AX

- Enchanting Georgian Townhouse
- Flourishing In Period Features
- Original Fireplaces & Wood Burning Stove
- Open Plan Kitchen Breakfast Room
- Bespoke Joinery & Fine Decor
- Three Receptions & Boot Room
- Off Road Parking Within Double Garage
- Attractive Walled Rear Garden

SITUATION:

St Dunstons Terrace, a quiet, residential street that rarely comes to the market 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 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, 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:

An enchanting Georgian townhouse in a quiet residential street with off road parking within a detached double garage, it is situated conveniently for the cathedral city of Canterbury and moments from the train station with its high-speed links into London.

This imposing terrace property is flourishing in period features which includes high ceilings, open fireplaces, timber framed sash windows and original stripped flooring.

The current owner has a creative flair for interior design and embraced the property's style with bespoke joinery, fine F&B decor, and beautiful furnishings.

The facade is striking with wrought iron railings, pale painted render and beautiful window shutters. Steps rise to a handsome front door which opens into an entrance hall with Georgian archway finished with decorative corbels, the staircase is dressed in a wool runner whilst the balustrade adds a



further depth of character and sets the scene as these features flourish throughout.

To the left there is an elegant sitting room with a stunning fireplace surrounded by a marble mantel, there is a bay window to the front whilst the ceilings display intricate coricing.

The sitting room could be opened up to the adjacent reception, which also presents an original fireplace and cupboards built into the alcoves, the double doors can be reinstated, and the two rooms would become a 26ft lounge.

To the rear of the ground floor a few steps lead to a boot room with bespoke fitted cupboards, and a washroom closet which has drawings to be further enhanced and adapted into a shower room.

To the lower ground floor there is an open plan kitchen breakfast room with large wood burner set within the chimney breast and wonderful walk-in pantry cupboard. The

kitchen has an array of solid wood units which surround a butler sink, double range stove and many integrated appliances.

To the first floor one will find two double bedrooms both with fitted wardrobes built either side of the chimney breast which feature Georgian fireplaces. The well-appointed family bathroom has a roll top bath, with traditional style taps and separate shower, whilst to the second floor there is a small double bedroom.

OUTSIDE:

The property has parking at the rear within the characterful garage, which has a pitched roof and ample storage, there is potential to convert the garage to offer a small annexe or work studio STPC.

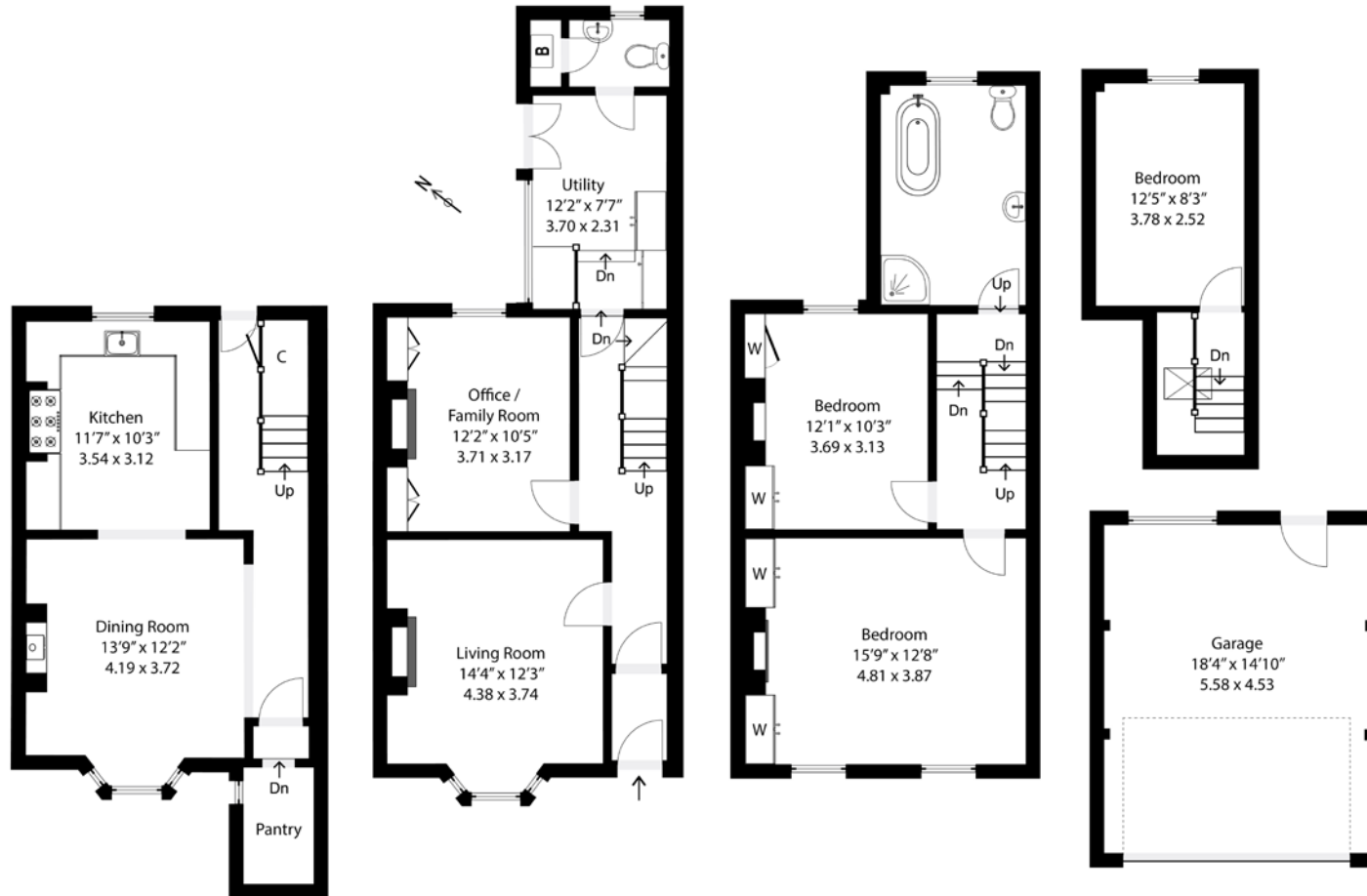
The walled garden is mainly laid to lawn and bordered by flower beds with established shrubs and young trees, whilst the patio area offers seating in the side return as well as at the rear of the garden, there is an 1830's well which sits underneath the patio area.











TOTAL FLOOR AREA: 1876 sq. ft (174 sq. m)
 HOUSE: 1604 sq. ft (149 sq. m)
 GARAGE: 272 sq. ft (25 sq. m)



EPC RATING
 D



COUNCIL TAX BAND
 E



GENERAL INFORMATION
 All services are mains connected

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