



Freehold



Orwell, New Dover Road, Canterbury, CT1 3DZ

- Substantial 1930's Detached Family Home
- Flourishing In Art Deco Period Features
- Potential To Modernise & Enhance
- Four Receptions & Five Bedrooms
- Almost 2700 Sq.Ft of Versatile Accommodation
- Multiple Outbuildings Offering The Potential For An Annexe
- Swimming Pool Complex & Shower Facilities
- Set Within Almost An Acre of Enchanting Grounds



SITUATION:

The property is situated in the highly desirable area of South Canterbury. This convenient setting provides excellent access to the city centre, many of Canterbury's very well-regarded schools, including Barton Court and Simon Langton boys' and girls' grammar schools, just a fifteen minute walk. The property is also less than a five-minute walk to Kent County Cricket Club and Kent & Canterbury hospital.

The cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

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:

An exquisite and exceptionally substantial 1930s five-bedroom detached property situated on the highly sought-after New Dover Road, just moments from excellent schools and within walking distance of the city centre. The property occupies a generous 0.88-acre plot and offers almost 2700 sq. ft. of versatile accommodation, in addition to multiple outbuildings and garaging which could be converted to create a self-contained annexe (STPC).



This grand, double-fronted period home has been with one family for over fifty years. It is flourishing with original Art Deco features, including open fireplaces, high ceilings, intricate corning, and arched transom windows that define its heritage and individuality, while offering the opportunity for further modernisation.

The front door sits beneath a canopy with decorative corbels, central to the attractive rendered facade.. Wooden-framed sash

windows sit symmetrically on either side, while established wisteria breaks the uniformity of the architecture.

An inner lobby leads to an entrance hall, which in turn leads through to the main living accommodation. There are multiple reception rooms, each with fireplaces.

The kitchen is positioned overlooking the garden, adjacent to a breakfast room and walk-in larder. To the east wing, there is another entrance, which could provide independent access to a guest bedroom and the ground-floor bathroom.

An elegant, panelled staircase leads to a large galleried landing, which in turn leads to a family bathroom and five generously proportioned bedrooms, most of which have their own hand basins. With plumbing in place, there is the potential to convert these into full en-suite bathrooms.

OUTSIDE:

Orwell House occupies a particularly large plot of 0.88 acres, which is unusually rare this close to the centre of Canterbury. The house is set back from the road, with enchanting gardens surrounding a long driveway that leads to ample parking and a garage.

To the rear of the property, the grounds are vast, with multiple outbuildings that hold potential for conversion into an annexe (STPC).

A swimming pool complex, with showers and WC, sits beyond the garage and offers a wonderful opportunity to be updated and restored to full working order.

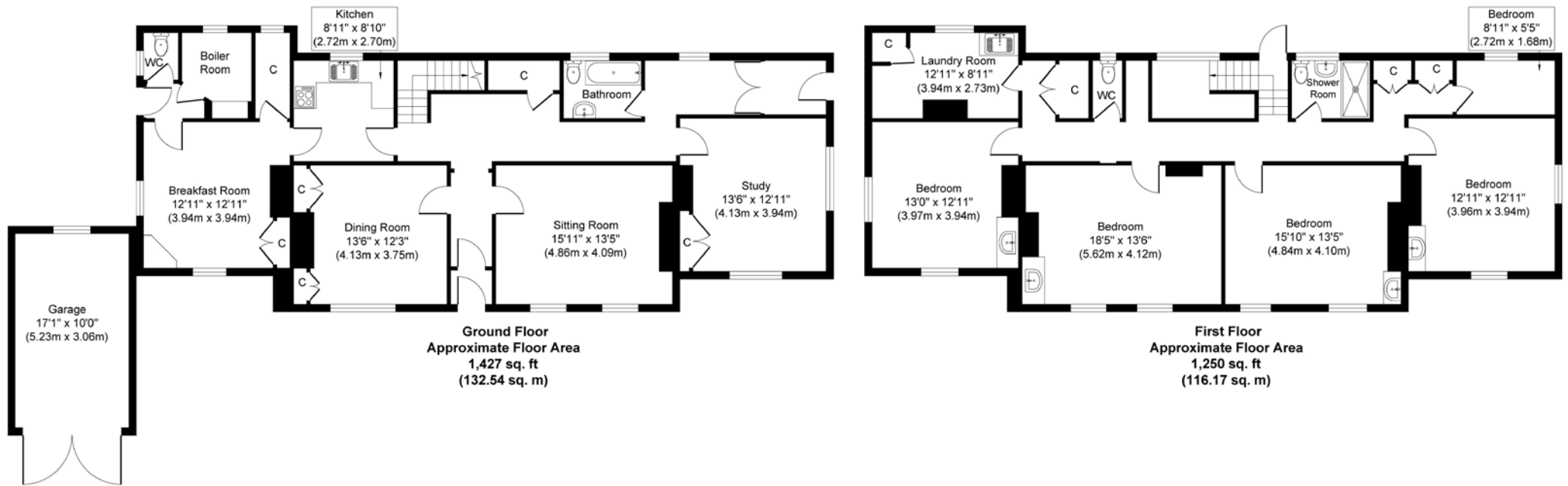
The garden is mainly laid to lawn, bordered by mature trees. The space is wonderful for a family looking to make Orwell House their home.











TOTAL FLOOR AREA: 2677 sq. ft (248 sq. m)



EPC RATING
E



COUNCIL TAX BAND
G



GENERAL INFORMATION
All services are mains connected

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