



FOUNDATION

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20, The Ness, Canterbury, CT1 3NL

5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS

To Let



20, The Ness, Canterbury, CT1 3NL

- Splendid 1930's Detached Residence
- Over 2000 Sq.Ft Of Extensive Accommodation
- Five Bedrooms & Three Bathrooms
- Two Receptions & Open Plan Living Area
- Integrated Kitchen With Quartz Work Top
- Large Garden & Vast Driveway With Car Port
- Close To Excellent Schools
- Waking Distance of Cathedral City Centre

SITUATION:

The Ness is situated within an easy walk to Canterbury city centre and conveniently located for excellent secondary schools, including Simon Langton boys and girls grammar schools.

The Cathedral city of Canterbury 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.

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.

The popular seaside town of Whitstable is situated seven miles from Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of shops and boutiques, as well as high street names.



DESCRIPTION:

This impressive 1930s detached five-bedroom residence is situated in a quiet cul-de-sac within a highly sought-after location, just a short walk from the historic cathedral city centre and close to excellent schools. Offering over 2,000 sq. ft. of beautifully appointed living space, the property features a spacious open-plan family area with bi-fold doors that open onto a generously sized garden—perfect for modern family living and entertaining.

The front door opens into a lobby area, which in turn leads to a large entrance hall. To the right, there is a study/playroom, whilst to the left, there is a bay-fronted sitting room with a feature fireplace.

At the rear of the property, a thoughtfully extended dual-aspect family room offers ample space for dining and relaxing, whilst also connecting directly to the garden via French doors and bi-folds.

To the first floor, a galleried landing leads to five double bedrooms, all of which have fitted wardrobes. Two of the bedrooms benefit from luxury en suite bathrooms.

The family bathroom comprises a shower over the bath and has been finished with stylish metro wall tiles and decorative floor tiles.

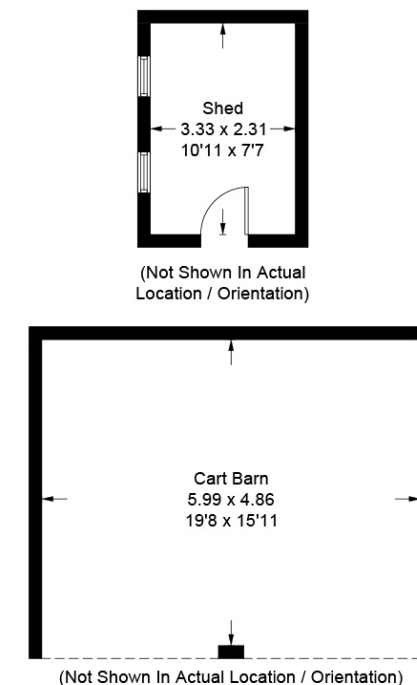
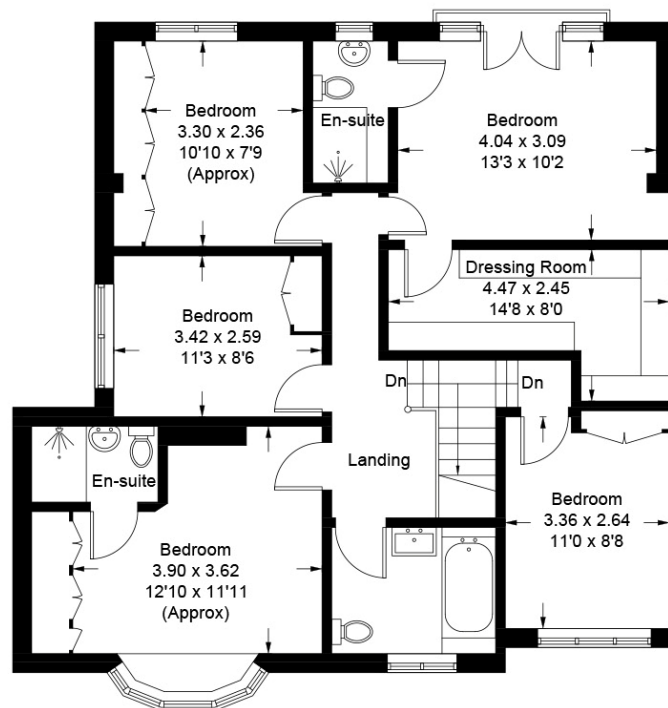
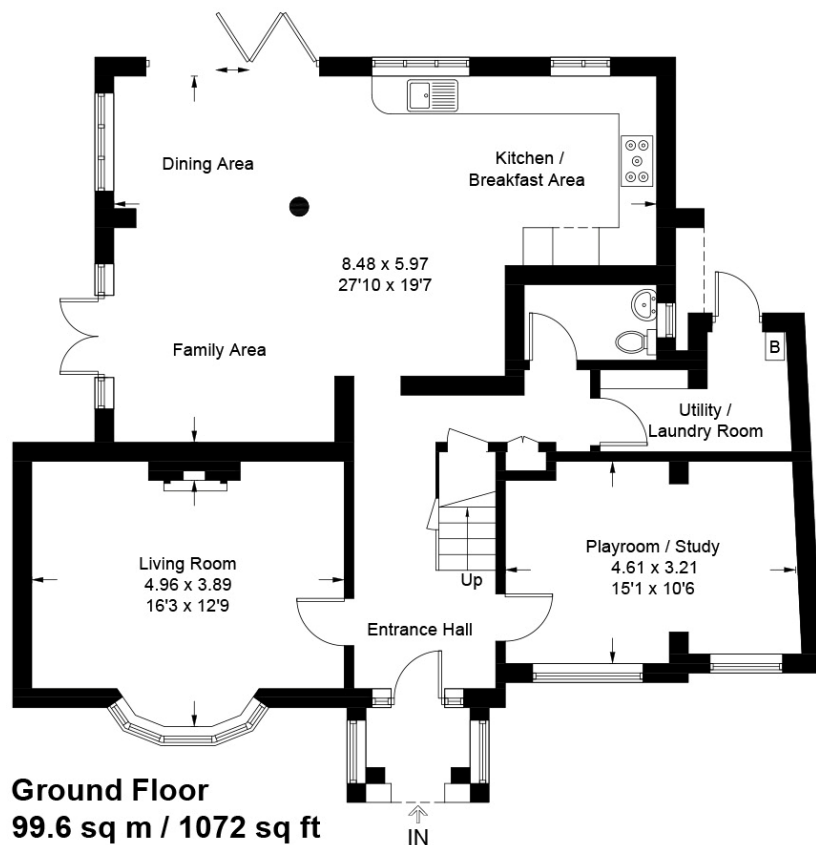
OUTSIDE:

The garden wraps around the property and is low-maintenance, with artificial grass and a patio area accessed directly from the bi-fold doors. The garden is fully enclosed by mature hedging and fencing, offering a high degree of privacy. To the front of the property, there is an extensive block-paved driveway and a double car port.



The façade is characteristic of a 1930s property, featuring a distinctive combination of tile-hung sections and exposed brickwork. Prominent half-circular bay windows are adorned with traditional leaded glass, adding period charm. At the centre, the front door is recessed beneath a pitched canopy supported by decorative pillars, creating a welcoming and architecturally balanced focal point that reflects the era's suburban elegance.

The kitchen, supplied and fitted by Wren, features quartz worktops and a range of fitted Bosch appliances, including a dishwasher, oven, microwave, and ceramic sink with mixer tap. The space is further complemented by a utility room and a downstairs WC.



TOTAL FLOOR AREA: 2422 sq. ft (225 sq. m)
HOUSE: 2026 sq. ft (188 sq. m)
CART BARN: 396 sq. ft (36 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
G



GENERAL INFORMATION
All services are mains connected

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