



Black Princes Chantry House, King Street, Canterbury, CT1 2AJ

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



Black Princes Chantry House, King Street Canterbury, CT1 2AJ

- Enchanting Grade II Listed Detached Residence
- Flourishing In Period Features & Original features
- High Ceilings, Sash Windows & Attractive Fireplaces
- Creatively Extended & Aesthetically Enhanced
- Open Plan Living Area With Bi-fold Doors
- Three Bedrooms & Two Bathrooms
- Private Courtyard Garden & Gated Driveway
- Views Of The Cathedral & Central Location

SITUATION:

King Street lies within the historic walls of the vibrant cathedral city of Canterbury, which offers an excellent range of amenities. These include a wide selection of High Street and independent retailers, restaurants, pubs and leisure facilities, as well as the very popular and recently refurbished Marlowe Theatre. The city also benefits from an outstanding choice of both state and independent schools, three universities, two mainline railway stations, two hospitals and a comprehensive bus network.

Canterbury provides exceptional educational opportunities, from highly regarded grammar and independent schools to three universities. There are regular rail services to London Victoria, Charing Cross and Cannon Street, while the high-speed service from Canterbury West connects to London St Pancras in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both approximately 14 miles away, offering convenient Eurostar and shuttle services to the continent. The A2/M2 motorway provides excellent road access to London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for outdoor pursuits such as walking and horse riding. The nearby Stodmarsh Nature Reserve is renowned for its birdwatching, and there are numerous attractive villages close by, including Wingham, Littlebourne, Ickham and Wickhambreaux, each offering charming village pubs. Together, these features provide an appealing balance of city and country living.



DESCRIPTION:

An enchanting Grade II Listed detached three-bedroom residence, perfectly positioned in the heart of the cathedral city of Canterbury, complete with off-road parking and a private courtyard garden.

Black Princes Chantry House dates back to the 19th century and flourishes with a wealth of period features, including elegant ceiling cornicing, intricate architraves, parquet flooring, and original fireplaces. The current owners have thoughtfully enhanced the home through creative architectural design, refined décor, artistic touches, and bespoke joinery, blending heritage charm with contemporary sophistication.

Offering approximately 1,500 sq. ft. of accommodation arranged over three floors, the property also benefits from a rear extension that provides a stunning open-plan living space, complete with bi-fold doors opening seamlessly onto the courtyard garden.

The façade is characteristic of the era and has been beautifully preserved, with pale render complemented by Victorian railings, restored sash windows dressed in white wooden shutters, and a striking front door featuring Art Deco-style stained glass panels.

The welcoming entrance hall, with its impressive high ceilings and decorative plaster archway, leads into a charming sitting room centred around a marble fireplace incorporating a wood-burning stove. Bespoke cabinetry has been thoughtfully crafted into one of the alcoves, combining character with practical storage.

To the rear, an exceptional open-plan living space unfolds, thoughtfully arranged into distinct zones for cooking, dining and relaxation. The kitchen is fitted with solid wood cabinetry, complemented by quartz stone worktops and incorporating integrated appliances, a classic butler sink and a double range cooker. A generous larder and discreet breakfast station enhance both functionality

and style. A convenient cloakroom completes the ground floor accommodation.

On the first floor, a split-level landing leads to two well-proportioned double bedrooms and a beautifully appointed family bathroom, comprising a bath with shower over, WC and wash basin. A cleverly designed utility area provides convenient space for laundry appliances. The second floor hosts a delightful dual-aspect bedroom with dormer windows framing impressive views towards Canterbury Cathedral. This room further benefits from an en-suite shower room and extensive eaves storage.

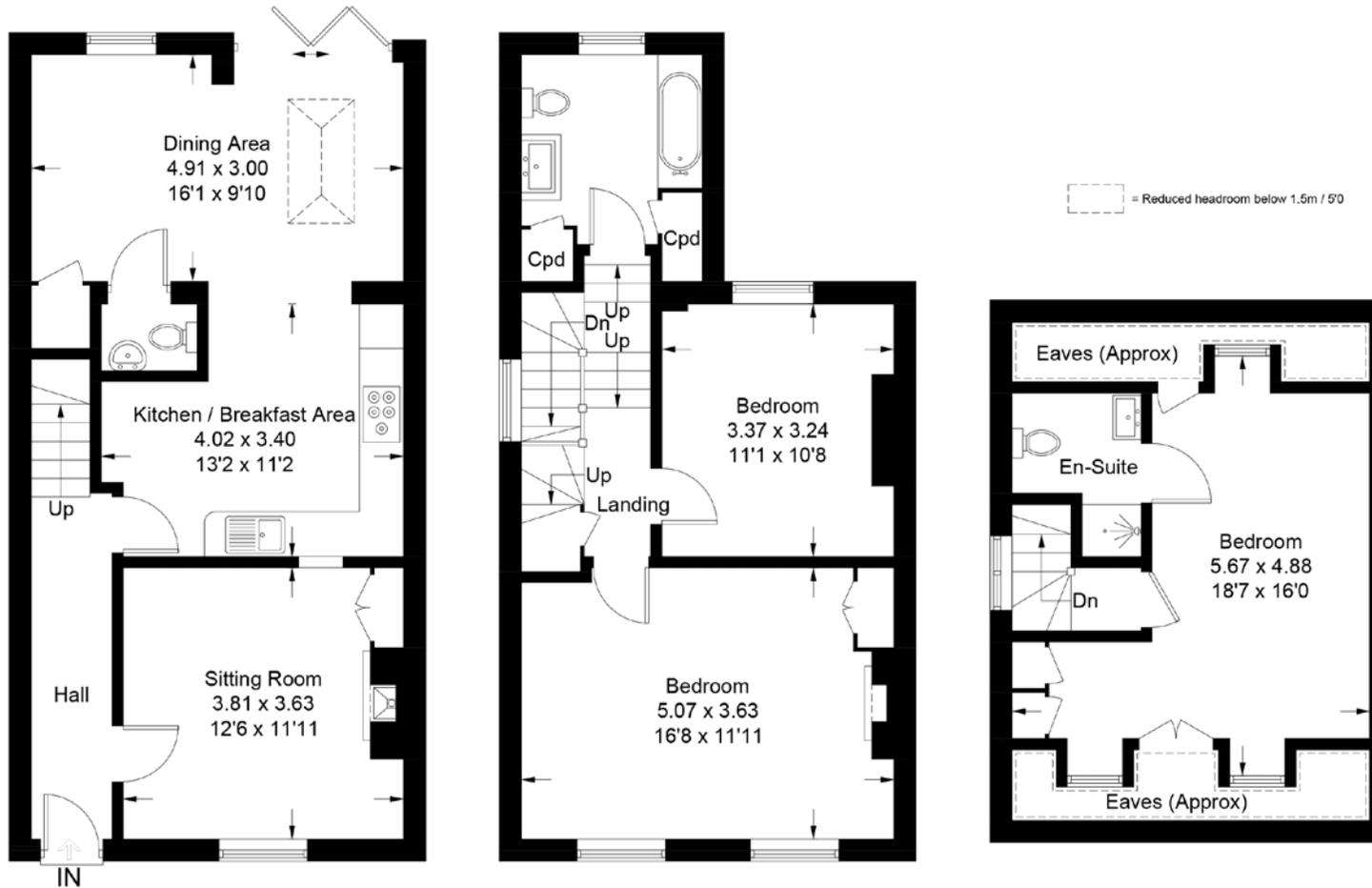
OUTSIDE:

Black Princes Chantry offers a generously sized courtyard garden which has double gates lending itself to a secure off road parking. There is additional storage to the side of the property, and gates open onto the close to the rear, where additional permit parking can be found.









TOTAL FLOOR AREA: 1311 sq. ft (121 sq. m)



EPC RATING
D



COUNCIL TAX BAND
F



GENERAL INFORMATION
All services are mains connected

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