



11 Hawks Lane, Canterbury, Kent

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## 11 Hawks Lane Canterbury, Kent CT1 2NU

A Grade II listed terraced property in the heart of the cathedral city of Canterbury

City centre location, Canterbury West station 0.5 mile (London St Pancras from 56 minutes), A2 1 mile, Whitstable 8.2 miles, Port of Dover 18 miles, Eurotunnel 19 miles, Central London 60 miles

Sitting room | Kitchen/dining room | Cellar | 3 Bedrooms | Family bathroom | Loft space | Rear courtyard | EPC rating D

### The property

Rich with character, this charming Grade II listed property has historic ties and period features, such as the beams and large Georgian windows found throughout.

The front door opens to a generous sitting room with an original fireplace (that could be reinstated), and a kitchen/dining room.

The first floor houses the large principal bedroom, with views over the city rooftops, and the family bathroom. The second floor provides two further bedrooms.

The house also has a large cellar and loft space, offering potential for conversion, subject to any necessary consents..

### Outside

The property's classic symmetrical Georgian architecture, with painted brick and timber-framed sash windows, complements the medieval city street. Original pilasters surround the exterior doorway that leads to the entrance of the two neighbouring properties.

There is a small courtyard area just outside the rear door.

## Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

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50 offices across England and Scotland, including Prime Central London

Hawks Lane, Canterbury, Kent  
Internal area 1,265 sq ft (118 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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### Location

The property is situated in the centre of historic Canterbury, moments from an extensive selection of shops and leisure amenities, including the Marlowe Theatre. The city is home to an array of educational facilities in both independent and state sectors. The striking green expanses of the Kent Downs are within easy reach.

Canterbury has two stations with train services to London Victoria, Charing Cross and Cannon Street. The High-Speed service to London St Pancras from Canterbury West takes just under an hour. Road links in the area are excellent, with the A28, A2 and M2 providing easy access to London and the coast. The area has good access to the Continent via the Port of Dover and Eurotunnel.

### Directions

From Strutt & Parker's Canterbury office: Walk east on St Margaret's Street for approximately 100m. Turn left on to Hawk's Lane. Continue for 300m and the property will be found on the left.

### General

**Local Authority:** Canterbury City Council

**Services:** All mains services; gas heating

**Council Tax:** Band E

**Tenure:** Freehold

**Planning:** Prospective purchasers should make their own enquiries of Canterbury City Council

**Parking:** Resident parking permits for use in local car parks can be obtained from Canterbury City Council – information available from the council's website

**Guide Price:** £325,000

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