



45 Roper Road, Canterbury, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

45 Roper Road Canterbury, Kent CT2 7EQ

A handsome Edwardian townhouse of great integrity, with a walled garden and off-road parking.

Canterbury West station 0.4 mile (London St Pancras from 53 minutes), Canterbury city centre 1 mile, M2 (Junction 7) 8.8 miles, Faversham 9.5 miles, Ashford 15.2 miles, London Gatwick Airport 64.1 miles town

Storm porch | Reception hall | Drawing room
Sitting room/bedroom 5 | Dining room | Cellar
Store | Kitchen | 4/5 Bedrooms | Family
bathroom | Separate cloakroom | Garden
External WC | Driveway | EPC rating E

The property

45 Roper Road is a notable Edwardian townhouse with a collection of original features, including high corniced ceilings and charming feature fireplaces. Sash and bay windows flood the rooms with natural light. There is a walled garden to the rear, and driveway to the front – a rarity for the location. Canterbury West station is under half a mile away for access to the High Speed services to London St Pancras.

The storm porch and front door with stained-glass panels opens to an attractive reception hall with a stairway, decorative moulded archway and exposed wood flooring that runs throughout much of the home. From here, the cool cellar below can be accessed.

The elegant front-facing drawing room with bay window, feature fireplace and chequerboard flooring sits beside a formal dining room with a further fireplace and doors opening to the sunny west-facing terrace.

The good-sized galley kitchen also opens to the garden and is fitted with a broad range of neutral Shaker-style wall and base cabinetry;

there is a double Butler sink and various additional integrated appliances.

The first floor is also home to an expansive 18 ft sitting room enjoying the light-filled bay window and a further feature fireplace; this room could also be used as a bedroom, if desired. Both the upper floors house four bright bedrooms with an array of fitted storage and charming period features. There is a family bathroom and adjacent cloakroom.

Outside

The property is set back, with a low red brick wall enclosing a section of front garden with various shrubs, alongside which is a driveway and side access to the rear walled garden.

There is a paved courtyard terrace followed by a sizable private patio and a small veranda beside the original outdoor WC. Steps lead up to the pretty lawned walled garden, which enjoys a bright westerly aspect and is surrounded by mature shrubs and colourful herbaceous planting.

Location

The historic city of Canterbury provides a wealth of recreational, cultural and everyday amenities including supermarkets, a broad range of high street and eclectic shops and a plethora of restaurants and public houses.

Barton Wood and Blean Forest are ideal for walking and cycling. Notable educational facilities include The King's School, St Edmund's School, the Simon Langton grammar schools and The University of Kent.

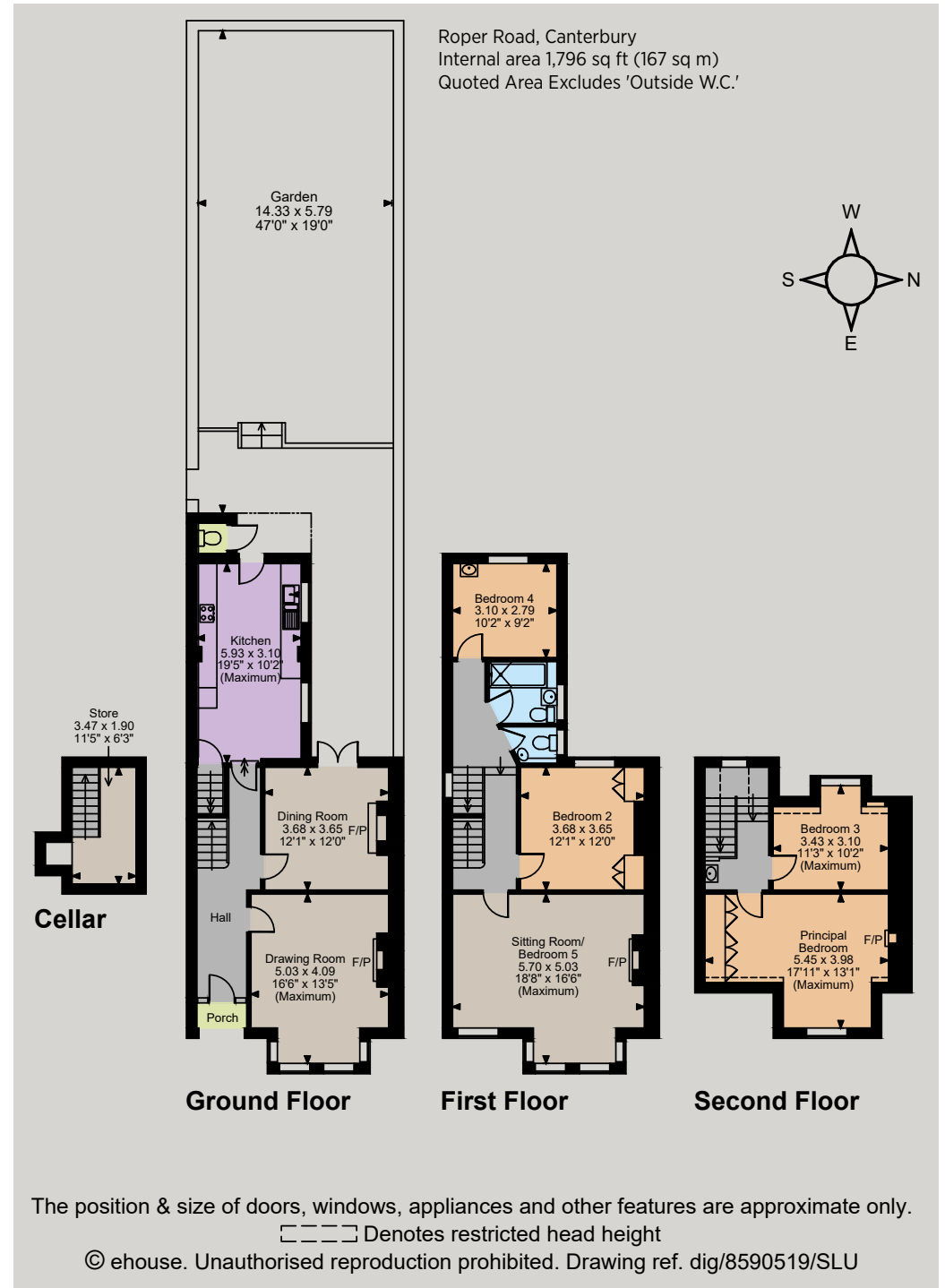
The A2 and M2 offer convenient road links, with a High-Speed train service to London St Pancras from Canterbury West less than half a mile from the property. The area has good access to the Continent via the Port of Dover and Eurotunnel.













Directions

From Strutt & Parker's Canterbury office: Head south, taking the third exit at the roundabout to stay on Watling Street and the third exit at the next roundabout onto Rhodaus Town (A28). At the following, take the third exit onto Rheims Way. Continue to follow signs to the A290 for around half a mile before turning right onto Roper Road, where the property will be on the left.

General

Local Authority: Canterbury City Council
Services: All mains services; gas central heating.
Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
Council Tax: Band E
Tenure: Freehold
Guide Price: £775,000

Canterbury

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

01227 473700

canterbury@struttandparker.com
[struttandparker.com](https://www.struttandparker.com)

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