

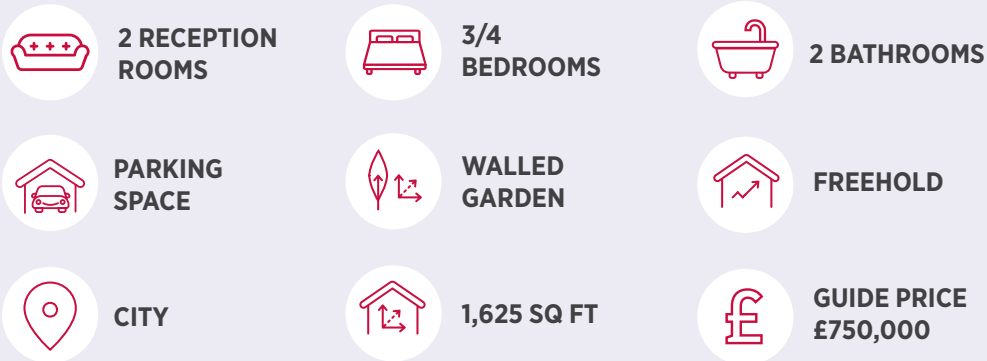


44 Stour Street

Canterbury, Kent

A handsome and stylish Grade II listed city centre townhouse, with a charming courtyard and parking.

44 Stour Street is a beautifully presented Grade II listed period townhouse, offering flexible accommodation set over four airy floors. The property seamlessly blends characterful features such as sash, bay and shuttered windows with a range of stylish contemporary elements, making for a relaxed and comfortable home.



The property

The front door opens into the reception hall with wood panelled walls and stairs to the first floor and to the cellar below.

The ground floor comprises a sociable and bright open-plan kitchen, dining and family room spanning 29 ft, with dual aspects and a door opening to the welcoming terrace. There is a feature fireplace with a log-burning stove and ample space to dine and relax, whilst the kitchen offers a range of wall and base cabinetry, worksurfaces and shelving, along with various integrated appliances, including a range stove with 6-burner hob.

The cellar is a useful space currently comprising a utility with cabinets and a sink and a store room.

The first-floor landing leads to an additional sitting room or potential fourth bedroom with a range of built-in units and shelving, and to a well-proportioned bedroom with fitted wardrobes. There is a convenient cloakroom between the two rooms.

On the second floor are two further well-appointed bedrooms, both with fitted wardrobes, together with a modern shower room and family bathroom complete with a separate bathtub and walk-in shower.







Outside

The property enjoys a fine frontage and access to an off-road parking space via a block-paved driveway to the rear of the building.

The attractive walled courtyard is an excellent and enviable outdoor space within this city centre location, offering the ideal area in which to dine and relax al fresco, with a wealth of colourful planting and climbers.

Location

The property is situated in the heart of the thriving city of Canterbury, with its wealth of cultural and leisure amenities, including the Marlowe Theatre, several bars and restaurants, shopping centre and many individual shops. Excellent schooling is available in both private and state sectors.

Opportunities for outdoor activities such as walking, cycling and horse riding are available nearby on the Kent Downs (AONB), which is renowned for its stunning landscape.

Communication links are well-provided with the nearby A2 giving direct access to the motorway network, linking the M2 and M20. The city also offers a High-Speed commute from Canterbury West station into London, together with services to London Bridge, Victoria and Charing Cross. The area has good access to the Continent via Eurotunnel and the Port of Dover.



Distances

- Whitstable 8 miles
- Faversham 9.7 miles
- Ashford 14.2 miles

Nearby Stations

- Canterbury East
- Canterbury West

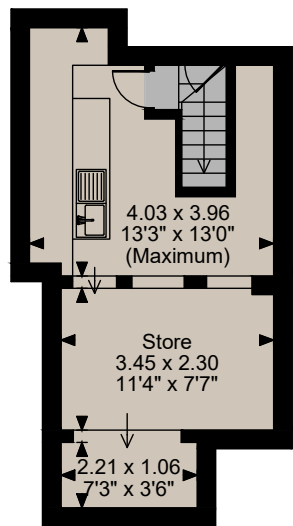
Key Locations

- Canterbury Cathedral
- Marlowe Theatre
- Blean Woods National Nature reserve
- Howletts Wild Animal Park
- Kent Downs AONB

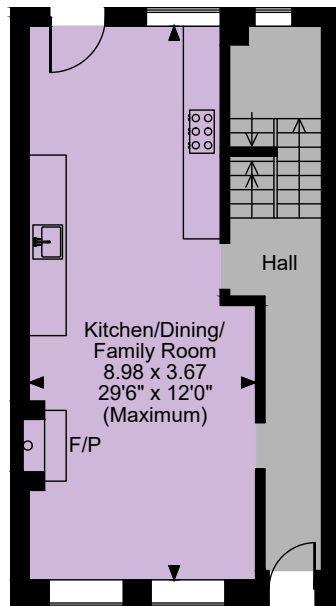
Nearby Schools

- Simon Langton Grammar Schools
- St Anselm's Catholic School
- Barton Court Grammar School
- The King's School
- St Edmund's School

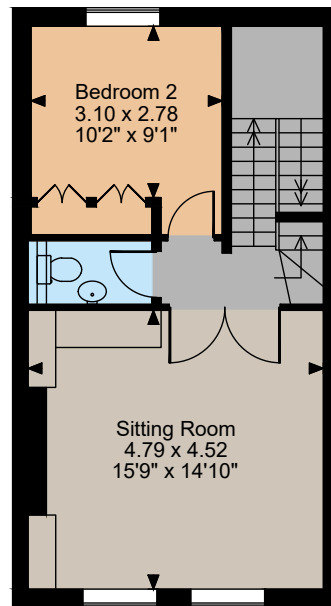




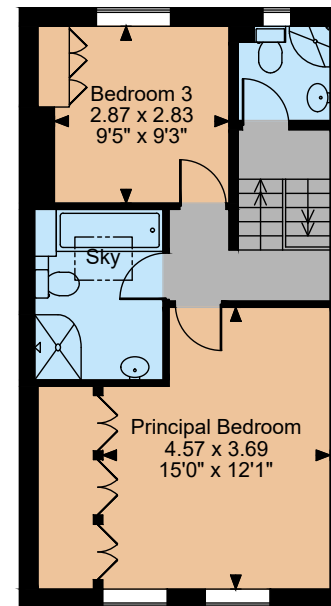
Cellar



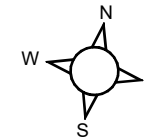
Ground Floor



First Floor



Second Floor



Floorplans

House internal area 1,625 sq ft (151 sq m)
For identification purposes only.

Directions

CT1 2PH

///what3words gravel.forms.fuel brings you to the front of the property.

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

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

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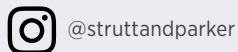
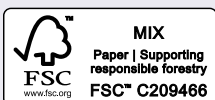
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Canterbury

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