



Iffin Lane, Canterbury

Guide Price: £550,000 – £650,000

Iffin Lane

Canterbury

Set within an impressive plot of approximately half an acre, this substantial three bedroom detached bungalow enjoys beautiful scenic views and a peaceful setting, while remaining just a short drive from the historic Canterbury city centre.

The property offers spacious and versatile accommodation throughout, perfectly suited to family living. The generous reception areas are filled with natural light and positioned to take full advantage of the surrounding countryside views. A well-appointed kitchen sits at the heart of the home, complemented by three well-proportioned bedrooms and flexible living space to suit a variety of needs.

A particular feature of this home is the annex area, complete with its own private entrance, making it ideal for multi-generational living, guest accommodation, or potential home office use.

Externally, the property continues to impress. The expansive grounds provide privacy, space, and opportunity for landscaping or further enhancement (subject to necessary consents). A private driveway offers ample off-road parking and leads to a detached double garage, providing excellent storage and practicality.

Offering the perfect balance of rural tranquillity and convenient access to amenities, this is a rare opportunity to acquire a substantial home in a sought-after location near Canterbury.





Entrance Hall

Lounge

18'2" x 11'7" (5.54m x 3.53m)

Kitchen/ Diner

18'2" x 10' (5.54m x 3.05m)

Bedroom

12'3" x 11'6" (3.73m x 3.5m)

WC

6' x 2'9" (1.83m x 0.84m)

Bedroom

12'3" x 10' (3.73m x 3.05m)

Office

6'11" x 5'11" (2.1m x 1.8m)

Shower Room

7'9" x 6'11" (2.36m x 2.1m)

Bedroom

15'2" x 11'10" (4.62m x 3.6m)

Ensuite Bathroom

7'5" x 6'11" (2.26m x 2.1m)

Living Room/ Kitchen

18'4" x 12'8" (5.6m x 3.86m)





Three Bedroom Detached Bungalow
Driveway And Double Garage
0.5 Acre Plot
Scenic Views
Quiet Semi Rural Location
Short Drive To Canterbury City Centre
EPC Rating F

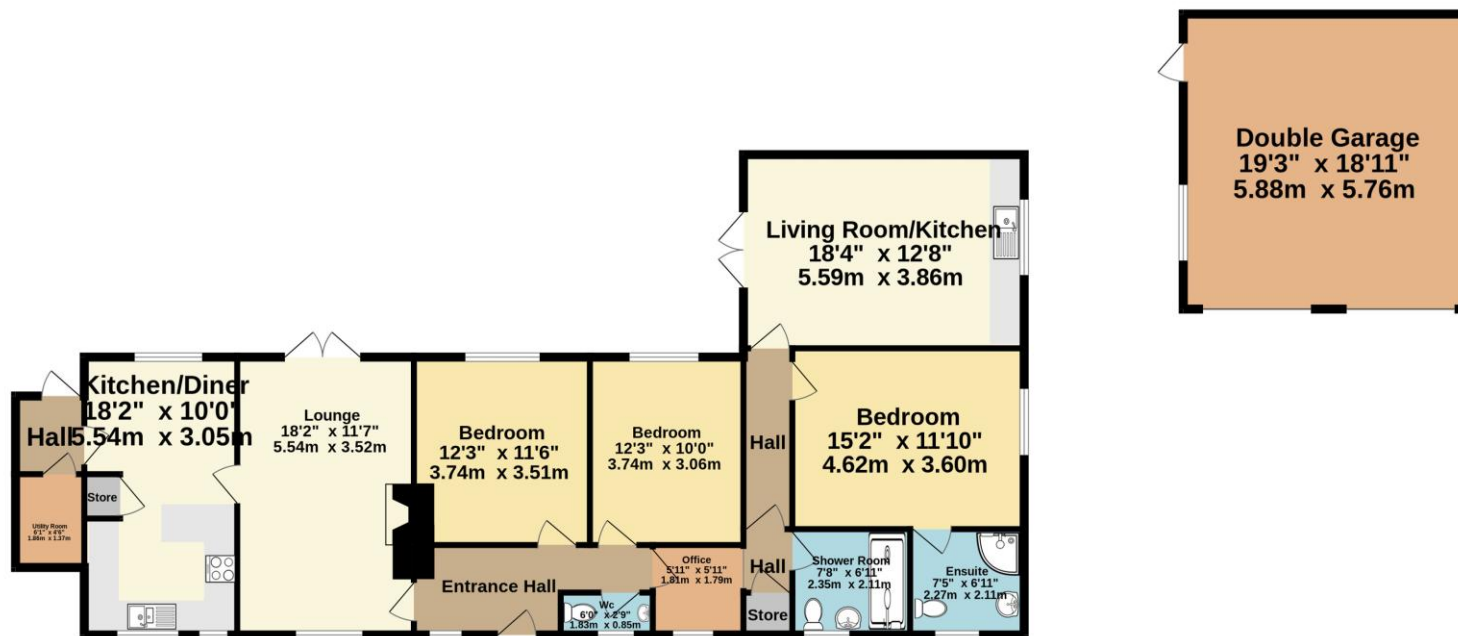
Location Summary

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins).





TOTAL FLOOR AREA : 1774 sq.ft. (164.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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