



Kings Park, Canterbury
Asking Price: £600,000

Kings Park

Canterbury

Miles & Barr are delighted to present this beautifully appointed four-bedroom extended family home, enviably positioned within the highly sought-after Kings Park development, just a short walk from Canterbury city centre. Lovingly maintained and thoughtfully enhanced by the current owners, this exceptional home offers spacious, versatile accommodation throughout and must be viewed to be fully appreciated.

Upon entering, you are welcomed into a entrance porch, which leads through to a spacious hallway. To the left is an elegant dining room, featuring French doors that open onto the rear garden, creating an ideal space for entertaining. To the right, a generous living room that benefits from a wood-burning stove, that provides a warm and inviting setting, flowing seamlessly into a bright conservatory that offers additional reception space and direct access to the garden.

The beautifully landscaped rear garden is a real highlight of the property, offering a peaceful and private outdoor retreat. Predominantly laid to lawn with established planting, it also benefits from side access, a charming summer house, and a sheltered patio area perfect for al fresco dining or simply relaxing throughout the warmer months. The ground floor is completed by a well-appointed kitchen fitted with a range of integrated appliances, along with a convenient cloakroom, thoughtfully added by the current owners.

Upstairs, the impressive principal bedroom provides a spacious and tranquil retreat, enhanced by additional windows that flood the room with natural light. It also benefits from a modern en-suite shower room. Two further generously proportioned double bedrooms, and a single bedroom, offer excellent accommodation for family or guests and are served by a family bathroom.

Combining generous living space, a superb layout, and an enviable location close to Canterbury's wealth of amenities, excellent schools, and transport links, this outstanding home is perfectly suited to modern family living.

EPC Rating C





Entrance Hall

Living Room

28' x 12'3" (8.53m x 3.73m)

Conservatory

18'11" x 10'7" (5.77m x 3.23m)

Dining Room

21'7" x 12'3" (6.58m x 3.73m)

Kitchen

11'5" x 8'10" (3.48m x 2.7m)

First Floor

Bedroom

19'7" x 12' (5.97m x 3.66m)

Ensuite Bathroom

Bathroom

Bedroom

12'3" x 11'3" (3.73m x 3.43m)

Bedroom/ Office

8' x 6'9" (2.44m x 2.06m)

Bedroom

12'1" x 12'4" (3.68m x 3.76m)

External

Garden

Garage

Driveway





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).





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