



Sturry Hill, Sturry
Asking Price: £280,000

Sturry Hill

Sturry

Perfectly suited to families, first-time buyers and commuters, this spacious property enjoys a convenient location just a short drive from Canterbury City Centre.

To the front of the property is a private driveway providing off-road parking, while Sturry Train Station is within easy walking distance and offers fast and direct rail connections to London, making this an excellent choice for those commuting into the capital.

The property offers spacious and well-proportioned accommodation arranged over three floors. On the ground floor, there is a welcoming living room, a separate dining room, a fitted kitchen and a convenient family bathroom, providing a practical and versatile living space for everyday life and entertaining.

The first floor comprises two well-sized bedrooms along with a further family bathroom. Moving to the second floor, there are two further bedrooms, including a generous master bedroom which benefits from its own private en-suite bathroom.

Externally, the property also benefits from a rear garden, offering a private outdoor space suitable for relaxing, entertaining and enjoying the warmer months.

With excellent transport links, local amenities close by and Canterbury City Centre just a short distance away, this is an ideal opportunity for anyone looking for a well-connected home in a popular residential location.

EPC Rating D





Entrance

Living Room

11'9" x 11'5" (3.58m x 3.48m)

Dining Room

11'9" x 8'11" (3.58m x 2.72m)

Kitchen

7'11" x 7'7" (2.41m x 2.3m)

Bathroom

First Floor

Bedroom

11'9" x 11'5" (3.58m x 3.48m)

Bedroom

8'11" x 8'9" (2.72m x 2.67m)

Bathroom

Second Floor

Bedroom

11'9" x 8' (3.58m x 2.44m)

Bedroom

13'9" x 11'9" (4.2m x 3.58m)

Ensuite Bathroom

External

Garden

Driveway





Location Summary

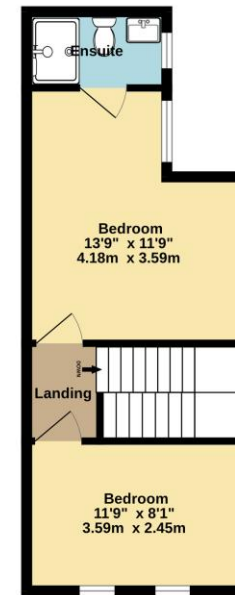
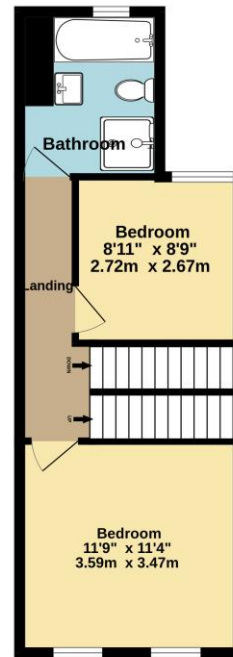
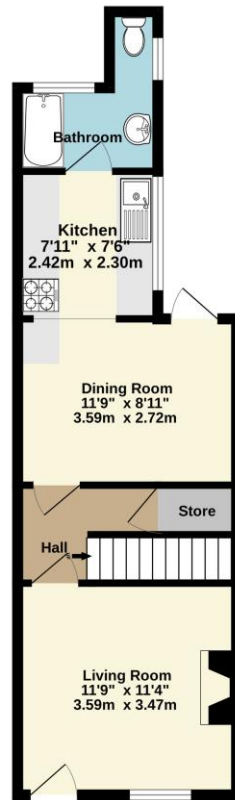
The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

The property is situated within 4 miles of 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 recently refurbished 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.





TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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