



Priory Gardens, Nunnery Fields
Guide Price: £575,000 – £625,000

Priory Gardens

Nunnery Fields

Situated in a highly sought after area of South Canterbury, this impressive four bedroom end of terrace townhouse offers spacious, versatile accommodation arranged over three floors. Built by renowned local developers Rogate, the property showcases the quality craftsmanship and attention to detail for which they are well known.

Ideally positioned close to Kent and Canterbury Hospital and the Kent County Cricket Ground, and just under a mile from Canterbury city centre, the home is perfectly placed for access to shops, restaurants, schools and excellent transport links, including high speed services from Canterbury West to London St Pancras.

Since purchasing, the current owners have fully redecorated the property and replaced both bathrooms, ensuring a fresh and contemporary finish throughout. They have also added a small rear extension to the ground floor, opening up the kitchen/dining space and allowing natural light to flood in, further enhancing the sense of space.

The ground floor comprises a welcoming reception hallway, a dining room to the front, cloakroom and utility room. To the rear, the beautifully presented kitchen/breakfast room features modern units and integrated appliances, now benefitting from the extension which creates a brighter and more sociable space overlooking the landscaped courtyard garden.

On the first floor, there is a generous bedroom and a stylish shower room, along with an elegant lounge to the rear, filled with natural light and offering a superb retreat. The top floor provides three further bedrooms, one currently utilised as a study, together with a modern family bathroom.

Externally, the landscaped rear garden has been thoughtfully designed with patio and decking areas, ideal for entertaining and al fresco dining. To the rear of the property, secure electric gates lead to an allocated parking space and access to a separate garage.

EPC Rating C





Entrance Hall

Reception Room

11' x 11' (3.35m x 3.35m)

WC

Kitchen

17'2" x 10'4" (5.23m x 3.15m)

Utility Room

11' x 4'10" (3.35m x 1.47m)

Dining Room

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

First Floor

Living Room

17'2" x 11'5" (5.23m x 3.48m)

Bathroom

8' x 5'1" (2.44m x 1.55m)

Bedroom

14'10" x 11'1" (4.52m x 3.38m)

Second Floor

Bedroom

14'10" x 11'5" (4.52m x 3.48m)

Bathroom

8'11" x 6'8" (2.72m x 2.03m)

Bedroom

9'10" x 9'6" (3m x 2.9m)

Bedroom

7'3" x 6'8" (2.2m x 2.03m)

External

Garden

Garage

Gated Parking





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 : 1620 sq.ft. (150.5 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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