



Abbey Gardens, Canterbury
Guide Price: £625,000 – £650,000

Abbey Gardens

Canterbury

This impressive five-bedroom detached family home offers over 2,100 sq. ft of versatile and thoughtfully designed living space, complete with a double garage and ample off road parking.

Situated in a peaceful and private corner plot within a quiet cul-de-sac, this property provides the perfect setting for comfortable family living combined with generous space both inside and out.

The exterior is charming and attractive, featuring a traditional combination of brickwork and hung tiles, which adds to the home's welcoming curb appeal. Entering through the porch, you step into a spacious entrance hall that flows effortlessly into the rest of the ground floor accommodation.

The ground floor boasts multiple well proportioned living areas, catering to a variety of family needs and lifestyle preferences. The large double aspect living room stretches the full depth of the property, showcasing a delightful bay window to the front and a cozy log burner as its focal point. Bifold doors open onto a bright and airy sunroom, providing an ideal extension of the living space for entertaining guests or relaxing with family.

Adjacent to the living area is a formal dining room, accessed through elegant double doors with a striking curved wooden frame, which creates a beautiful flow between rooms and floods the space with natural light.

The kitchen is spacious and also benefits from dual aspects, featuring patio doors leading to the side garden, creating a light-filled and functional area perfect for everyday family meals. A useful utility room adjoins the kitchen, offering additional storage and practical space, with direct access to the double garage.

Also located on the ground floor is a modern shower room with a WC, and a versatile office or hobby room, ideal for those working from home or requiring a dedicated creative space.





Upstairs, there are five generously sized bedrooms, offering ample space for a growing family. The primary bedroom enjoys a bay window, built-in wardrobes, and a stylish en suite shower room, providing a private retreat. Three further double bedrooms also benefit from built-in storage, while one of the bedrooms features dual aspects with French doors opening onto a Juliet balcony, as well as a separate balcony to the side, a perfect quiet spot to unwind or enjoy some fresh air.

The family bathroom is well appointed with both a bath and a shower, ensuring convenience for all household members. Storage throughout the home is plentiful, including a large loft space accessible from the landing.

Adding to the home's appeal is a high spec solar energy system, incorporating 18 solar panels, a hybrid inverter with WiFi connectivity, and substantial battery storage, which significantly enhances energy efficiency and offers long term savings on utility bills.

Externally, the rear garden is mainly laid to lawn and bordered by mature shrubs and trees, providing privacy and a serene outdoor environment. The garden wraps around the side of the house, extending beneath the balcony, offering flexible outdoor space for play or relaxation. A separate private shingled garden area lies to the front of the garage, ideal as a secluded seating area or potential garden for a self contained annexe.

EPC Rating B





Porch

Entrance Hall

Study

7'9" x 6'10" (2.36m x 2.08m)

Living Room

26'1" x 11'8" (7.95m x 3.56m)

Conservatory

20'1" x 13'1" (6.12m x 4m)

Dining Room

10'9" x 10'4" (3.28m x 3.15m)

Kitchen/ Diner

20'5" x 10'6" (6.22m x 3.2m)

Utility Room

Shower Room

First Floor

Bedroom

10'8" x 8'11" (3.25m x 2.72m)

Bedroom

11'3" x 8'10" (3.43m x 2.7m)

Bedroom

15'4" x 11'2" (4.67m x 3.4m)

Ensuite Bathroom

Bathroom

Bedroom/ Study

9'9" x 7'7" (2.97m x 2.3m)

Bedroom

11'6" x 10'11" (3.5m x 3.33m)

External

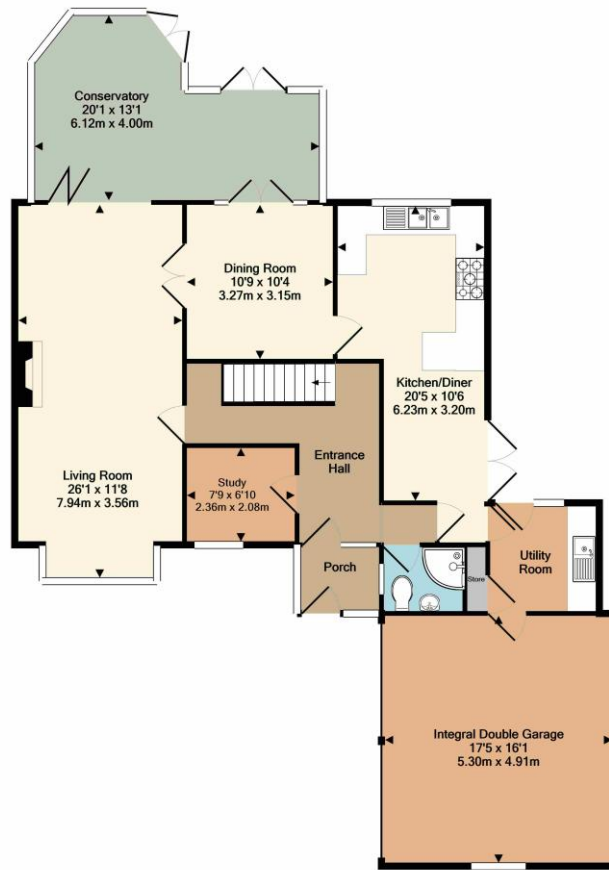
Double Garage

Driveway

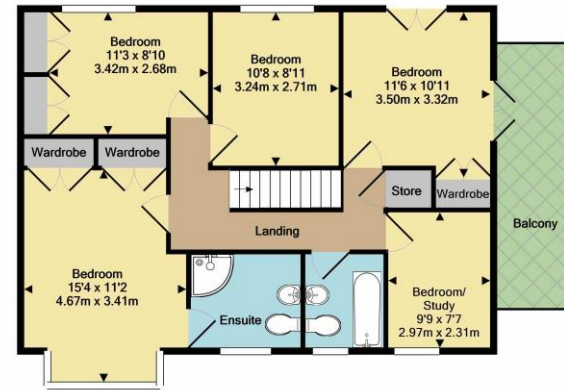
Balcony

Garden





GROUND FLOOR
APPROX. FLOOR
AREA 1390 SQ.FT.
(129.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 785 SQ.FT.
(72.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2175 SQ.FT. (202.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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