



Ambleside Place, Canterbury
Guide Price £400,000 – £425,000

Ambleside Place

Canterbury

A beautifully presented four-bedroom end-of-terrace townhouse, arranged over three spacious floors and ideally situated in a desirable location just a short walk from Canterbury City Centre. Offering well-proportioned accommodation throughout, this impressive home is ideally suited to modern family living and provides an excellent balance of living, entertaining and bedroom space.

Upon entering the property, you are welcomed by a spacious ground floor comprising a generous open-plan kitchen and dining area, creating a sociable and practical space for everyday family life and entertaining guests. The ground floor also benefits from a convenient downstairs WC.

To the rear of the property is a particularly spacious lounge, providing a comfortable and versatile reception space. French doors open directly from the lounge onto the private courtyard-style garden, creating a seamless connection between the indoor and outdoor living areas and providing an ideal space for relaxing or entertaining during the warmer months.

The first and second floors provide four well-proportioned bedrooms, offering excellent flexibility for families, guests or those requiring additional space for a home office or study. The property benefits from three bathrooms in total, including a family bathroom and two en-suite bathrooms, providing convenience and privacy for the occupants.

Externally, the property enjoys a private courtyard-style garden, offering a low-maintenance outdoor space to enjoy throughout the year. The property also benefits from two allocated parking spaces, a highly desirable feature in such a convenient and central location.

Situated within easy walking distance of Canterbury City Centre, the property is ideally positioned for access to a fantastic range of shops, cafés, restaurants, bars and everyday amenities. The city also offers excellent transport links, educational facilities and a wealth of historic attractions, making this an appealing location for both families and professionals.

EPC Rating C





Entrance Hall

WC

Kitchen/ Diner

16'5" x 11' (5m x 3.35m)

Utility Room

7'2" x 4'6" (2.18m x 1.37m)

Living Room

17'5" x 12'11" (5.3m x 3.94m)

First Floor

Bedroom

12'10" x 9'9" (3.9m x 2.97m)

Bathroom

Bedroom

12'4" x 7'8" (3.76m x 2.34m)

Bedroom

13'3" x 13'1" (4.04m x 4m)

Ensuite Bathroom

Second Floor

Bedroom

14'7" x 12'6" (4.45m x 3.8m)

Ensuite Bathroom

External

Courtyard Garden

Allocated Parking





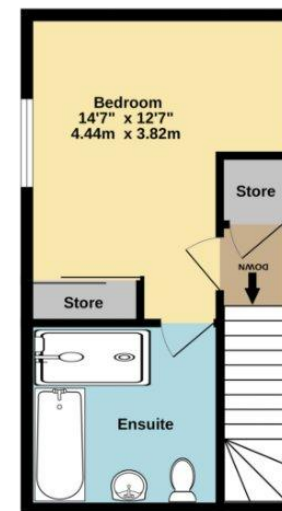
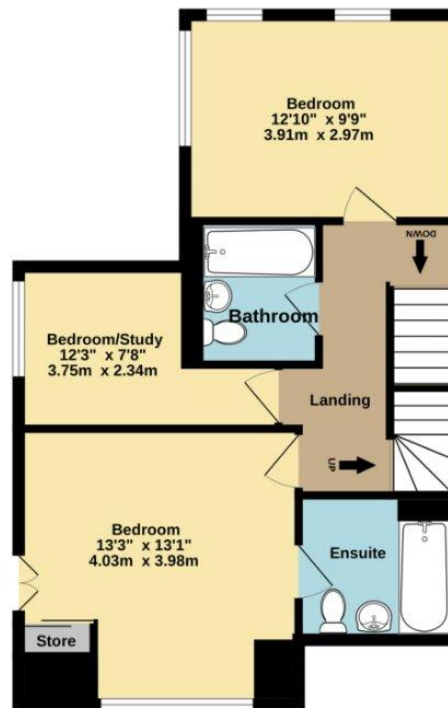
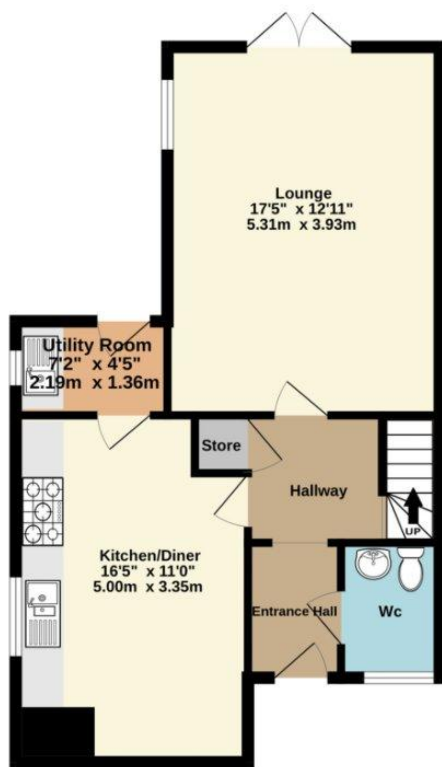
Location Summary

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 Beaney 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 : 1401 sq.ft. (130.2 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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