

Puckle Lane, Canterbury

Asking Price: £525,000

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Puckle Lane

Canterbury

Beautifully presented and tucked away in the desirable location of Puckle Lane, this attractive three/four bedroom detached bungalow is ideally situated just a short walk from Canterbury City Centre.

To the front of the property, there is a driveway providing off-road parking, alongside a well-maintained front garden. Upon entering, you are welcomed by a spacious hallway that leads through to the main living areas.

To the left, you will find a stylish, modern kitchen, beautifully presented and fitted with a range of integrated appliances. The spacious lounge offers a light and airy environment, providing an ideal space for both relaxing and entertaining.

The property boasts three generously sized bedrooms, along with an additional reception room currently used as a dining room. This versatile space could easily be utilised as a fourth bedroom, depending on your individual needs.

Externally, the property benefits from a well-maintained garden, predominantly paved and complemented by an attractive array of plants and flowers, creating a lovely outdoor space to enjoy.

Combining spacious and versatile accommodation with a sought-after location close to Canterbury City Centre, this delightful bungalow would make an ideal home for a variety of buyers.

EPC Rating: D













Entrance Hall

Bedroom
10' x 11'6" (3.05m x 3.5m)

Bathroom

Bedroom
11'2" x 9'4" (3.4m x 2.84m)

Kitchen
8'7" x 12'3" (2.62m x 3.73m)

Living Room
11'9" x 19'11" (3.58m x 6.07m)

Bathroom

Bedroom/ Dining Room
10'1" x 10'1" (3.07m x 3.07m)

Bedroom
11'9" x 13'5" (3.58m x 4.1m)

External

Garden

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 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.

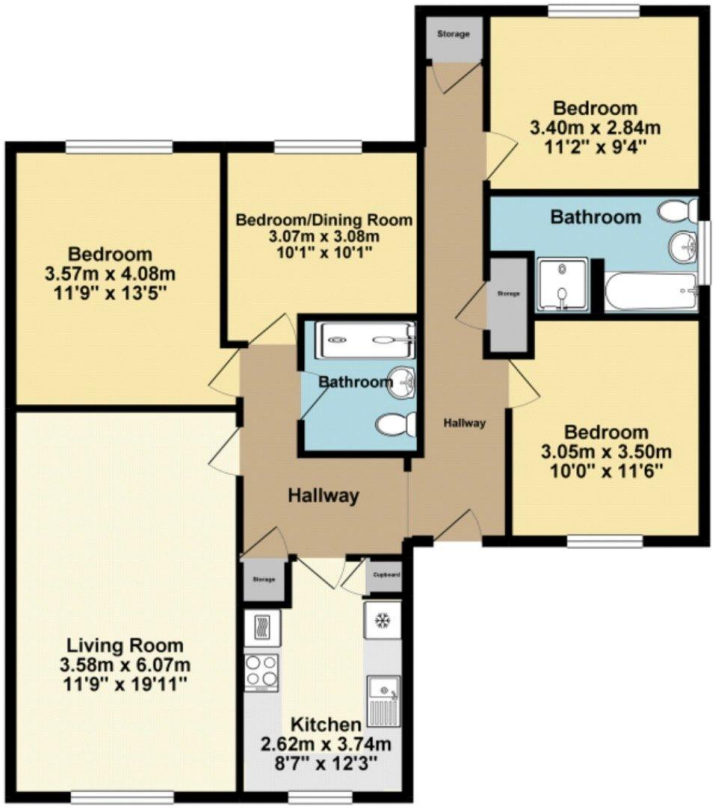
Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins).







GROUND FLOOR 100.85 sq. m.
(1085.56 sq. ft.)



TOTAL FLOOR AREA : 100.85 sq. m. (1085.56 sq. ft.) 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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Miles & Barr

14 Lower Chantry Lane, Canterbury, Kent - CT1 1UF

01227 200600

canterbury@milesandbarr.co.uk

www.milesandbarr.co.uk

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