



39a Cromwell Road  
Canterbury | Kent | CT1 3LD

FINE & COUNTRY

# Step inside

39a Cromwell Road

This charming detached family home was built in 1975 to a high standard in a quiet road in Canterbury, only a short stroll from the city centre. It is approached through double wrought iron gates flanked by mature hedging to provide privacy. The gates open onto a long driveway that leads to the front porch and a car port with an automatic roll up door and continues through the carport and ends at a large, detached double garage in the rear garden that could easily be converted into additional accommodation.

There is a delightful pitched roof porch that opens into the hall with its oak flooring that flows throughout the ground floor. There is a downstairs shower room and a large storage cupboard as well as double doors through to the spacious reception rooms. The large sitting area has an archway through to the dining area and this, in turn, includes an arch to the sun lounge with French doors to the rear patio, so provides a light and bright open plan feel. Doors from the hall and the dining room provide access to the breakfast area that also continues the 'arch' theme with a wide arch to the fitted kitchen with its stand-alone appliances and tiled flooring as well as a door to the drive.

Upstairs there is a landing with pine flooring that continues throughout the first floor and leads to a family bathroom and four bedrooms. One is a single room that could be used as a study and three doubles including the first bedroom with an en suite shower room and a wall of fitted cupboards. From the landing there is a 'pull down' ladder access to the attic that has a pine clad vaulted ceiling, power and lighting and is boarded throughout and, in the past, has been used as a playroom/study. The rear garden includes a delightful patio surrounded by a dwarf wall that is ideal for al fresco dining as well as a lawn bordered by mature shrub beds.





# Seller Insight

“ We bought the property in 2000 as it was in an ideal location and the road is very quiet with virtually no through traffic and it is particularly private with the double garage being hidden away. We had recently thought about converting that into a self-contained annexe but, as we have now decided to travel more and move to something smaller, we feel this is a project that new owners might be interested in developing. It would make a lovely home for elderly parents or adult children or could be an office suite for anyone working from home who doesn't want to be disturbed by activities in the house. Alternatively, it would make an excellent 'air bnb' for visitors to Canterbury.

We love being so close to the city centre with its high street stores, individual shops, restaurants and bars as well as the cinema, two theatres and a plethora of historic buildings. It is great that we can get to nearly all of these places without having to take the car if we want to. It is very close to the Kent and Canterbury hospital and Canterbury East railway is only a short walk, while it is not far to Canterbury West for the high speed rail to London, which can whisk you to St Pancras in well under an hour and you can get to the A2 for London or Dover within a minute or two. From an educational viewpoint the city includes a wide variety of excellent state and private schools as well as three universities and if you enjoy sporting activities there is a golf course, leisure centre and the Polo Farm sports club.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel Information**

<b>By Road</b>	
Canterbury East Station	0.8 miles
Canterbury West Station	1.8 miles
Ashford International	15.2 miles
Dover Docks	17.4 miles
Channel Tunnel	16.8 miles
Gatwick Airport	67.3 miles
Charing Cross	62.5 miles
<b>By Train from Canterbury West</b>	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
<b>By Train from Canterbury East</b>	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

**Leisure Clubs & Facilities**

Polo Farm Sports Club  
 Canterbury Golf Club  
 Broome Park Golf Club  
 Kingsmead Leisure Centre

**Healthcare**

Canterbury Health Centre  
 Northgate Medical Practice  
 Canterbury Medical Practice  
 Kent and Canterbury Hospital  
 Chaucer Hospital

**Education**

**Primary Schools:**  
 Pilgrim's Way Primary  
 St Thomas's Catholic Primary  
 Kent College Junior  
 St Edmunds Junior  
 Kings Junior

01227 769159  
 01227 453532  
 0800 358 6991  
 01227 769818

03000 426600  
 01227 208556  
 01227 463128  
 01227 766877  
 01227 825100

01227 760084  
 01227 462539  
 01227 762436  
 01227 475600  
 01227 714000

**Secondary Schools:**

Simon Langton Girls Grammar 01227 463711  
 Simon Langton Boys Grammar 01227 463567  
 Barton Grammar 01227 464600  
 King's School, Canterbury 01227 595501  
 Kent College 01227 475000  
 St Edmunds 01227 763231

**Entertainment**

Marlowe Theatre, Canterbury 01227 787787  
 Gulbenkian Theatre/Cinema 01227 769075  
 Abode Hotel 01227 766266  
 The Corner House 01227 780793  
 Cafe des Amis 01227 464390

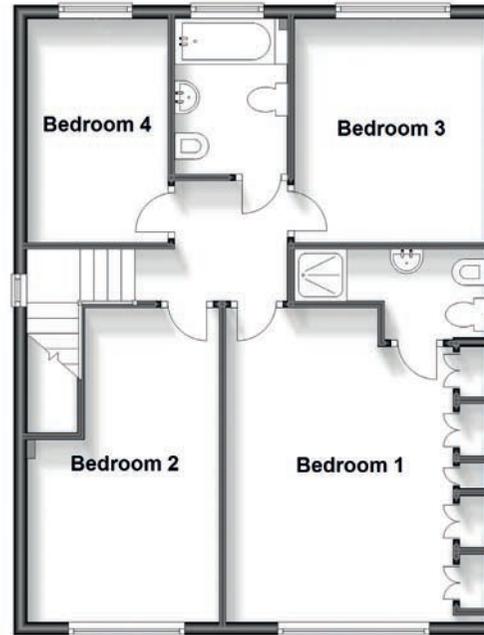
**Local Attractions/Landmarks**

Canterbury Cathedral  
 The Canterbury Tales  
 The Beaney House  
 Canterbury Heritage Museum  
 Howletts Animal Park  
 Wingham Wildlife Park

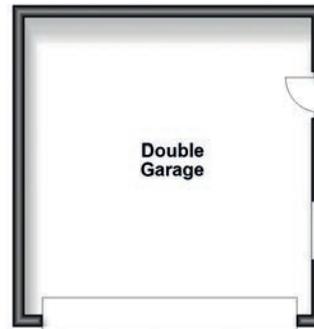
**Ground Floor**  
Approx. 81.9 sq. metres (881.9 sq. feet)



**First Floor**  
Approx. 64.9 sq. metres (698.4 sq. feet)



**Outbuilding**  
Approx. 25.3 sq. metres (272.2 sq. feet)



**GROUND FLOOR**

- Entrance Hall
- Shower Room
- Sitting Area 18'6 x 14'9 (5.64m x 4.50m)
- Dining Area 11'1 x 10'8 (3.38m x 3.25m)
- Sun Lounge 10'5 x 6'3 (3.18m x 1.91m)
- Breakfast Area 11'9 x 11'0 (3.58m x 3.36m)
- Kitchen 10'9 x 7'2 (3.28m x 2.19m)

**FIRST FLOOR**

- Landing
- Bedroom 2 15'5 (4.70m) x 9'7 (2.92m) narrowing to 6'4 (1.93m)
- Bedroom 1 15'6 (4.73m) narrowing to 13'8 (4.17m) x 13'0 (3.97m)
- En Suite Shower Room
- Bedroom 3 11'3 x 9'6 (3.43m x 2.90m)
- Bathroom
- Bedroom 4 11'1 x 7'0 (3.38m x 2.14m)

**OUTSIDE**

- Rear Garden
- Front Garden
- Driveway
- Car Port 14'6 x 8'1 (4.42m x 2.47m)

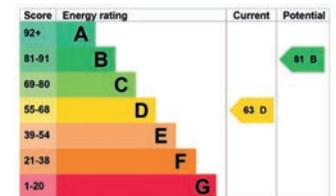
**OUTBUILDING**

- Double Garage 16'9 x 16'3 (5.11m x 4.96m)

£ 750,000

Council Tax Band: F

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 31.08.2023





Fine & Country  
Tel: 01227 479 317  
canterbury@fineandcountry.com  
23 Watling Street, Canterbury, Kent CT1 2UA

