



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

By Road	
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
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins
By Train from Canterbury East	
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

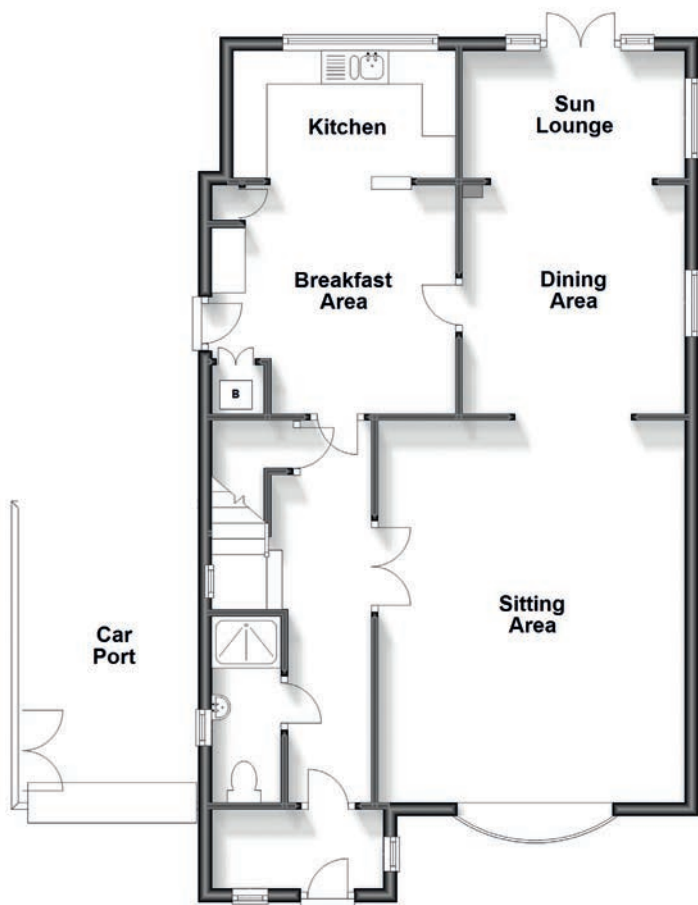
Entertainment

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

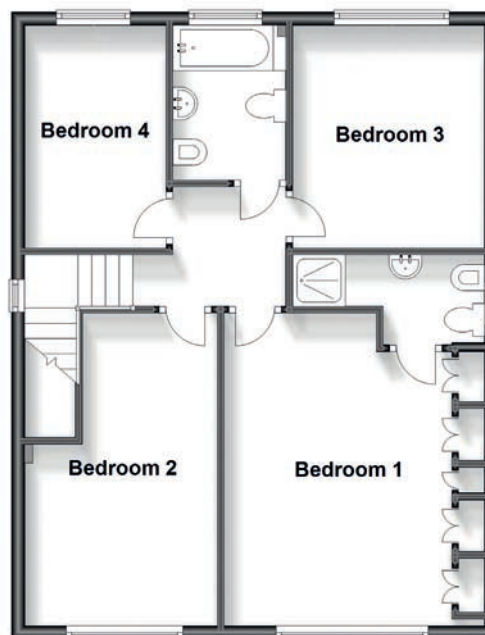
Local Attractions/Landmarks

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

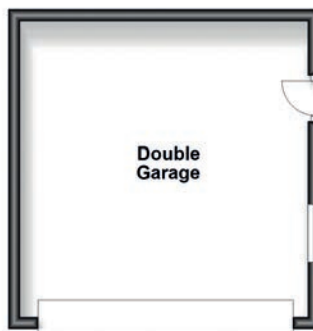
Ground Floor
Approx. 81.9 sq. metres (881.9 sq. feet)



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)

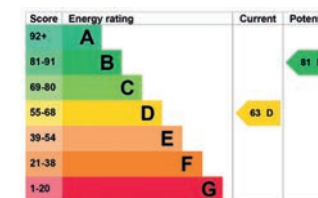
OUTBUILDING

Double Garage	16'9 x 16'3 (5.11m x 4.96m)
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£750,000

Council Tax Band: F

Tenure: Freehold





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