



26 St. Martins Hill
Canterbury | Kent | CT1 1PP

FINE & COUNTRY

Step inside

26 St. Martins Hill

It is difficult to believe that you are only about a five minute stroll from Canterbury city centre when you walk into this stunning contemporary property and see the rear views. The house was previously remodelled and extended and enhanced even further by the current owners, providing spacious accommodation and a muted dove grey decor. With its cedar clad and white rendered exterior and hexagonal shaped entrance it has immediate appeal and is approached via a gravel driveway bordered by shrub beds and hedging leading to the modern double front door. As you open the door there is a real 'wow factor' as you can immediately see right through the house to the bi-fold doors in the sitting area providing views across to the trees and recreation grounds beyond.

Hard wearing, attractive tiles in the entrance hall flow throughout the ground floor, while steps lead up to an archway with sliding doors to the kitchen and dining areas and, when these doors are concealed, you have a wonderful open plan feel all fed by underfloor heating. The contemporary kitchen includes a Falcon range cooker with an induction hob and additional stand-alone appliances, an opening to the sitting area providing additional natural light and an adjacent fitted utility room with space for laundry facilities and an external door to the garden. A wide arch leads to the lovely light and bright lounge and continues the open plan feel and, with its five bi-fold doors to the upper decked terrace, it really is like bringing the outdoors inside when they are open. There is access to the fascinating study/additional bedroom or snug with its French doors to a small decked patio leading to the rear garden. This makes a delightful separate area if you are working from home and includes a mezzanine area approached via a ladder that can either be used for storage or as a 'hideaway' for kids. This floor also includes a modern cloakroom with door access to a very large storage area as well as a spacious understairs cupboard.

Up the stairs there are charming inset recesses that are ideal for ornaments and objets d'art, while on the first floor you will find the family bathroom with a trendy vanity basin and five bedrooms. These include a large single, a hexagonal shaped double with fitted cupboards, a guest double with French doors and a glass Juliette balcony providing far reaching views and the first bedroom. This also has a French doors to a Juliette balcony and great views over the garden and beyond as well as an en suite bathroom with an attractive marble topped basin.

The rear garden is a real charmer. The upper balcony style decked terrace is ideal for relaxing in the sunshine while the slightly lower terrace provides a great place for al fresco dining and barbecues. It leads down to the beautifully designed garden with a gravel pathway bordered by shrub beds on one side backing onto the agricultural college grounds and, on the other side, rocks surround a small stream and waterfall that leads to a couple of wildlife ponds. There is also a lawn and a detached garden room with double glazing, insulation, electrics and lighting so could always be used as an office/studio or games room.







Seller Insight

“ We moved here about six years ago to be nearer to our family but we are now starting a new chapter in our lives. We chose this house because it really stood out from any others we had seen with its tasteful modernization, the rear views and the excellent location. Not only is it just a short walk into the city but there are three well respected grammar schools also within walking distance as well as a university and we understand there are covenants relating to the surrounding agricultural college grounds, keeping it safe from any development. We are also quite close to the Polo sports club providing hockey, tennis, cricket and croquet as well as the nearby Canterbury golf club.

The historic city of Canterbury includes a wide variety of UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and two cinemas as well as the Marlowe and Gulbenkian theatres and two stations including Canterbury West, servicing the high speed train that will whisk you to St Pancras in under an hour. There are also excellent private schools, three universities and a further education college as well as the Kent cricket ground and a swimming pool.”*

* 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	1.0 miles
Canterbury West Station (1.2 miles walking)	2.0 miles
Ashford International	15.3 miles
Dover Docks	17.4 miles
Channel Tunnel	17.2 miles
Gatwick Airport	67.3 miles
Charing Cross	63.0 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

Kent County cricket club
Polo Farm Sports Club
Canterbury 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 473612
01227 769159
01227 453532
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
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds

01227 463711
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000

Entertainment

Marlowe Theatre, Canterbury
Gulbenkian Theatre
Odeon Cinema
Curzon Cinema
Abode Hotel
Pinocchio's

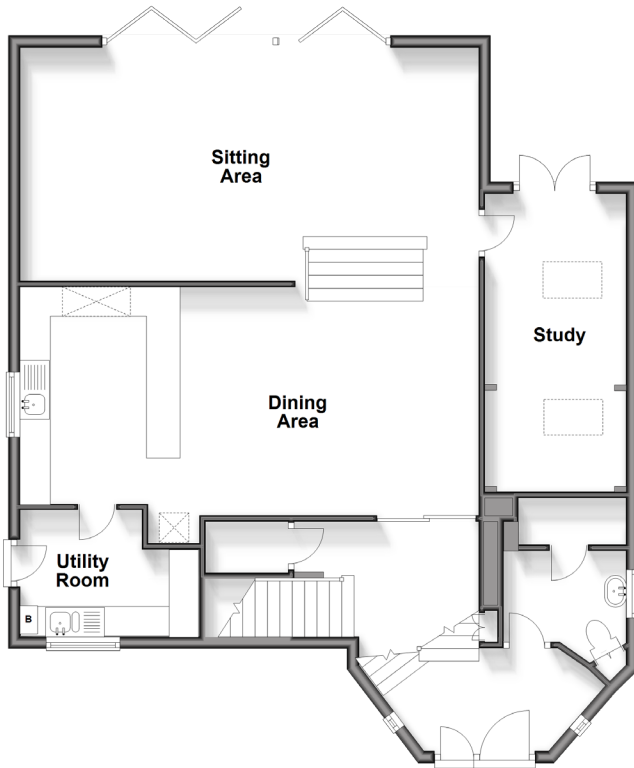
01227 787787
01227 769075
0333 014 4501
0333 321 0104
01227 766266
01227 457538

Local Attractions/Landmarks

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

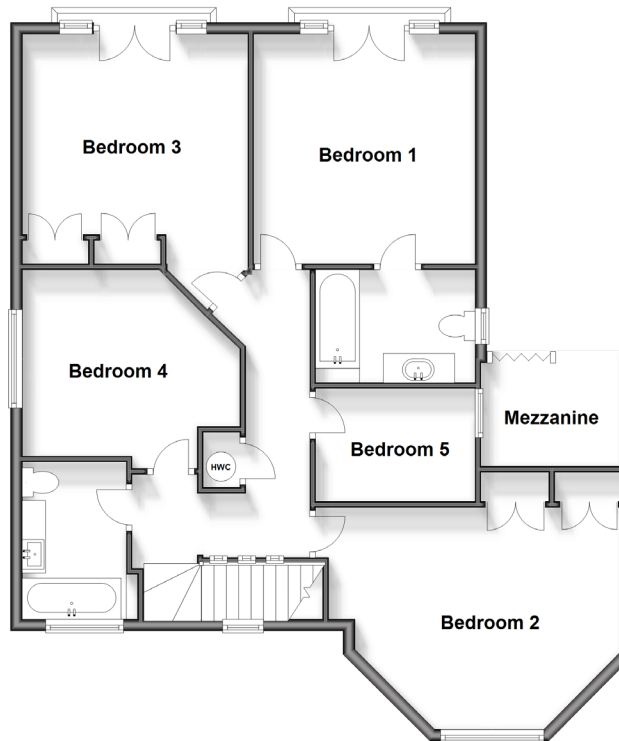
Split Level Floor Ground Floor

Approx. 103.4 sq. metres (1113.5 sq. feet)



First Floor

Approx. 94.2 sq. metres (1013.5 sq. feet)



GROUND FLOOR

SPLIT LEVEL GROUND FLOOR

Entrance Hall	
Store	
Cloakroom	
Dining Area	15'2 x 13'1 (4.63m x 3.99m)
Kitchen Area	12'1 x 9'10 (3.69m x 3.00m)
Utility Room	
Sitting Area	26'1 x 14'2 (7.96m x 4.32m)
Study	17'2 x 6'10 (5.24m x 2.08m)

FIRST FLOOR

Landing	
Bedroom 1	13'0 x 12'11 (3.97m x 3.94m)
En suite Bathroom	
Bedroom 2	16'7 x 12'6 (5.06m x 3.81m)
Bedroom 4	12'6 x 11'8 (3.81m x 3.56m)
Bedroom 5	8'10 x 6'5 (2.69m x 1.96m)
Bedroom 3	16'4 x 11'8 (4.98m x 3.56m)
Bathroom	
Mezzanine (off study)	

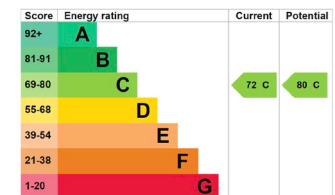
OUTSIDE

Rear Garden	
Driveway	
Outbuilding	12'8 x 10'10 (3.86m x 3.30m)

£ 900,000

Council Tax Band: D

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 © 2024 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 09.02.2024





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