106 St Stephens
Canterbury | Kent | CT2 7JW

FINE & COUNTRY

Step inside

106 St Stephens

For anyone looking for a beautifully presented detached family home with a good sized private rear garden near to the city centre and only an eight minute walk to Canterbury West Station, this charming 1930s property could be ideal. It is approached via newly laid block paved driveway where you can park up to four cars – a real bonus in this part of Canterbury.

With its newly painted exterior and charming bay windows it has an attractive appearance with steps that lead up to the modern front door. This opens into a lobby and the hallway that includes a staircase to the first floor and engineered wood flooring that flows through much of the ground floor.

There is a spacious double bedroom with a charming bay window overlooking the driveway and an en suite shower room. This would be ideal for elderly relatives or guests who find the stairs difficult. However, it is currently being used as an excellent study, which could always be a useful alternative use for this room as there is easy access for business visitors.

The particularly delightful kitchen and breakfast area is very light and airy and extremely well-equipped with a Rangemaster stove and attractive units with quartz worktops incorporating a larder cupboard with integral plugs, two integrated fridge freezers and a Quooker boiling and cold water tap. The breakfast area has a glazed pitched roof and French doors to the block paved wraparound terrace as well as a fitted utility area with a dishwasher and washing machine.

Light and space are the key features to the dual aspect lounge/diner with room for a good sized dining table and French doors to the large terrace. A second set of French doors opens into the charming hexagonal conservatory that makes an excellent additional seating area and provides delightful views over the garden, while a wide archway leads to the play/family area, continuing the open plan feel and providing a great dedicated space for kids.

The staircase includes an understairs coat cupboard and a small storage cupboard and leads to the first floor galleried landing with access to a boarded loft, a shower room, a family bathroom with a bath and separate shower and four double bedrooms. These include a guest room with fitted cupboards and the lovely triple aspect main bedroom with a charming bay window and built in bedroom furniture.

Another special feature of this property is the secluded rear garden. In addition to the large patio there is a raised barbecue and al fresco dining area, a good sized lawn bordered by colourful shrub beds as well as pear, apple and cherry trees and strawberry plants, which should keep green fingered enthusiasts happy. There is also greenhouse and a garden shed with lighting and electrics that powers the outdoor lighting.

Seller Insight

We were really taken with the property when we first came to look at it. It is in a very convenient location, close to the city centre, local schools and Canterbury West station where the fast train can whisk you to London in under an hour. At the same time, it is very quiet and peaceful. The house is a bit of 'Tardis' as it can come as a surprise to visitors when the see the space available, the size of the rooms and the large garden that close into the city.

Ironically, we had just completed all the upgrades to the property we wanted as we thought it would be our 'forever' home but a new business opportunity means we need to move although we shall really miss it. During our time here we have installed a new boiler and a Megaflo hot water system to provide high pressure showers, recently repainted the outside of the property, upgraded the kitchen and plumbing, relandscaped the garden and redecorated throughout.

*Canterbury is such a beautiful place with its historic buildings coupled to its first class shopping facilities as well as wonderful restaurants, pubs and cafes, two theatres and a cinema. It also includes excellent grammar and top class private schools as well as three universities. There is the Kent cricket ground and other sports facilities including golf clubs and it is not far to Dover and Folkestone for trips to the Continent or the beaches at Whitstable, Herne Bay and Thanet.**

* 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

By Road:

Dover Docks	19.3 miles
Eurotunnel Folkestone	17.8 miles
Gatwick Airport	65.2 miles
Charing Cross	62.9 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	01227 769159
Canterbury Golf Club	01227 453532
Broome Park Golf Club	0800 358 6991
Kingsmead Leisure Centre	01227 769818

Healthcare

Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:

Pilgrim's Way Primary	01227 760084
St Thomas's Catholic Primary	01227 462539
St Stephens Junior	01227 464119
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
The Kings Junior School	01227 714000

Secondary Schools:

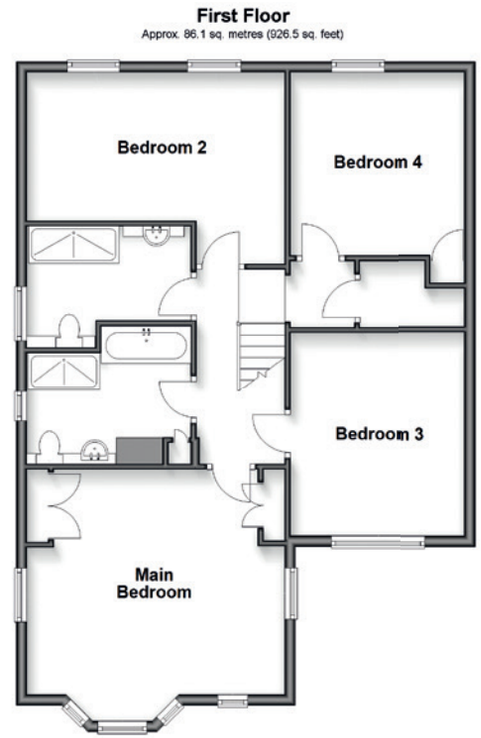
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre	01227 769075
Abode Hotel	01227 766266
Curzon Cinema	0333 321 0104
The Corner House	01227 780793
Pinocchio's	01227 457538

Local Attractions / Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



GROUND FLOOR

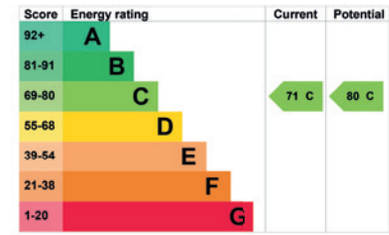
Lobby	
Hallway	
Study/Bedroom 5	13'8 (4.17m) narrowing to 8'4 (2.54m) x 12'0 (3.66m)
En Suite Shower Room	
Kitchen/Breakfast Area	18'4 (5.59m) x 14'4 (4.37m) narrowing to 12'1 (3.69m)
Play/Family Area	12'5 x 10'1 (3.79m x 3.08m)
Lounge/Diner	(L-shaped) 15'6 x 9'8 (4.73m x 2.95m) plus 17'0 x 11'8 (5.19m x 3.56m)
Conservatory	13'8 x 9'4 (4.17m x 2.85m)

FIRST FLOOR

Landing	
Bedroom 1	16'0 x 15'7 into bay (4.88m x 4.75m) (3.56m x 2.95m)
Bedroom 2	16'0 x 9'5 (4.88m x 2.87m)
Bedroom 3	12'5 x 10'0 (3.79m x 3.05m)
Bedroom 4	11'8 x 9'8
Family Bath/Shower Room	10'0 (3.05m) x 7'3 (2.21m) narrowing to 6'9 (2.06m)
Shower Room	10'10 (3.30m) x 7'5 (2.26m) narrowing to 6'2 (1.88m)

OUTSIDE

Driveway
Front Garden
Rear Garden
Shed
Greenhouse



Council Tax Band: G
Tenure: Freehold

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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 © 2025 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 12.06.2025

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