



GUILDCREST ESTATES



13 South Canterbury Road, Canterbury CT1 3LH





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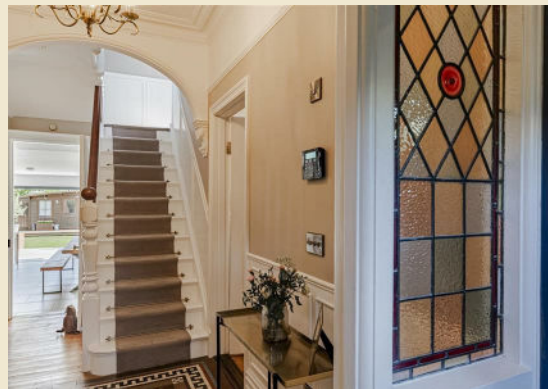
Asking price £1,250,000

Occupying a prime position on the highly sought-after South Canterbury Road, this exceptional Victorian detached home beautifully combines period elegance with modern living. Offering five generous bedrooms and four stylish bathrooms, it's perfectly suited to families seeking both space and sophistication.

Upon entering, you're welcomed by two charming reception rooms, each retaining original features such as a restored staircase and intricate Victorian floor tiles. The property has been sympathetically updated throughout, including fully restored sash windows, underfloor heating in the kitchen and bathrooms, a complete rewire, and a new heating system—ensuring modern comfort while preserving its character.

The heart of the home is the stunning kitchen, designed to impress with luxurious quartz worktops, integrated appliances, and a Rangemaster cooker—perfect for everyday living and entertaining alike. A recently added three-storey extension significantly enhances the overall space, offering versatility and flow throughout.

The lower ground floor features a useful utility room and an additional bathroom, adding further convenience. For added security and





peace of mind, the home is fitted with CCTV and a modern alarm system.

Situated just a five-minute walk from the city centre, this property combines the tranquillity of suburban living with the vibrancy of urban life. This is a rare opportunity to acquire a beautifully restored Victorian home in a prime location, close to the fantastic Simon Langton Grammar Schools and King's College. Canterbury West railway station, offering a High-Speed service to London St Pancras in under an hour, is also conveniently nearby—ideal for commuters and city visitors alike

Council Tax Band F

Freehold

Mains water, sewer, electricity, and gas with gas central heating

Fixed wireless





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Key Features

- Impressive Victorian detached family home, thoughtfully renovated and extended to a high standard.
- Secure gated driveway providing off-road parking for up to five cars
- Many original features, including restored entrance hall tiles, sash windows, cornicing, and feature fireplaces
- Beautifully designed open-plan kitchen/family room featuring Quartz worktops and a Rangemaster cooker
- Fantastic South Canterbury location, just yards from the hospital

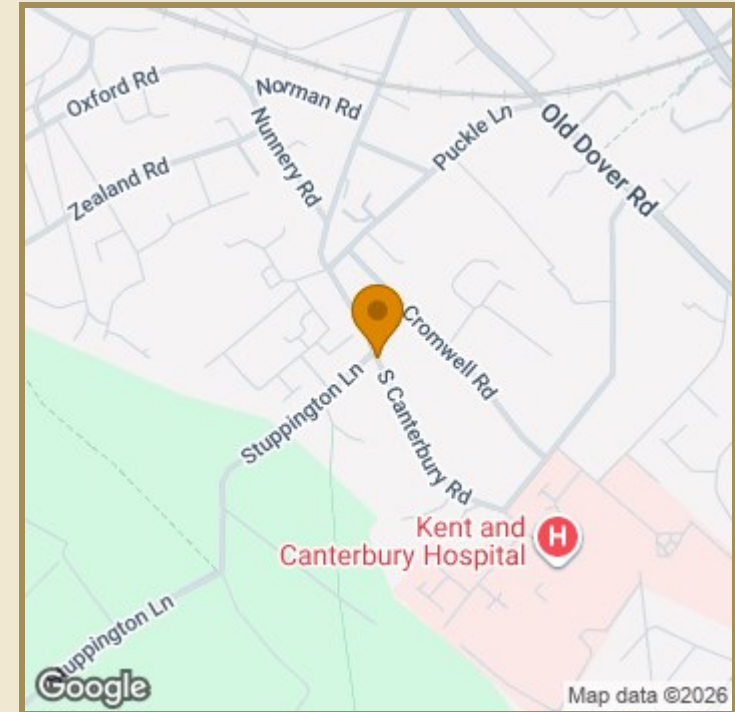
Important Information

Freehold
 House - Detached
 3171.00 sq ft
 Council Tax Band F
 EPC Rating D

£1,250,000

South Road, Canterbury
 Approximate Gross Internal Area = 294.61 sq m / 3171.16 sq ft (Excludes Eaves)
 Outbuilding = 25.99 sq m / 279.76 sq ft
 Total = 320.60 sq m / 3450.91 sq ft
 For identification only - Not to scale

BASEMENT GROUND FLOOR FIRST FLOOR SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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