



CANTERBURY

Guide Price £1,150,000 Freehold



48 London Road
Canterbury
CT2 8LF

DESCRIPTION

48 London Road is a classic Victorian, semi-detached villa, dating to around 1890. This beautiful home offers six double bedrooms, two bathrooms, three reception rooms, cellar, conservatory and garage with a driveway, set in a walled garden.

The property is arranged over three floors, which provide ample flexible living accommodation, and it boasts many of the original Victorian features such as deep coved high ceilings with ceiling roses, sash windows, original leaded light, stained glass windows, picture and dado rails, high skirting boards, feature fireplaces and stripped floors.

Construction is of attractive red brick with double height sash bay windows with decorative headers. Original leaded light, stained glass entry door and an attractive timber framed porch and veranda with original tessellated tiled floor, providing kerb appeal. A slate tiled pitched roof with a dormer window to the front.

OUTSIDE

To the front of the property is a resin driveway that provides ample parking, a sleeper bed with mature privet hedging, and double timber gates to the side giving access to the garage and rear garden.

The lovely enclosed walled rear garden is mainly laid to lawn with a sun terrace, well stocked herbaceous borders with mature growing shrubs, an abundance of underplanting and a magnificent mature magnolia tree. There is a decked area at the rear of the garden adjacent to a superb timber-framed summer house, currently used as a gym, which is perfect for entertaining and family BBQs or relaxing with an evening sundowner. There is also a hot tub, changing room, gardener's WC, and dusk-to-dawn powered garden lighting.



FEATURES

- **Reception Hall:** attractive feature fireplace, recessed both sides with shelving, storage and stripped flooring, French doors opening on to the veranda, and stairs to the first floor
- **Sitting Room:** feature fireplace with marble surround and wood-burning stove, recessed both sides with shelving and original storage cupboards, stripped flooring. Bay window with French doors opening into the conservatory
- **Dining Room:** feature fireplace, sash bay window. The existing dining table can be used as a snooker/pool table
- **Kitchen/Breakfast Room:** attractive range of cabinets complemented with marble work surfaces, recess housing gas Aga, pantry, and Amtico flooring
- **Conservatory:** original brick and glazed construction with French doors opening into the rear garden
- **Cellar:** currently used as a hairdressing salon, with water, power and light
- **First-floor Landing:** leaded light, stained-glass window, stairs to second floor, storage cupboards
- **Bedroom 1:** range of built-in wardrobes, rear-facing sash bay window with window seat and storage beneath, feature fireplace with marble surround, tiled and cast-iron insert
- **Bedroom 2:** original built-in wardrobe, shelving, triple sash window to the front
- **Bedroom 3:** original built-in wardrobe, stripped floors, and sash bay window. Feature fireplace with marble surround and tiled and cast-iron insert
- **Family Bathroom:** panelled bath, separate shower unit, range of built-in linen cupboards, hand basin set on pedestal
- **WC:** hand basin and tiled floor and walls
- **Stairs to second floor:** leaded light, stained-glass window
- **Bathroom:** free-standing bathtub, separate walk-in shower unit, hand basin set in vanity unit, chrome ladder radiator, tiled walls and floor
- **Bedroom 4:** currently arranged as an office with eaves storage, dormer window overlooking the rear gardens
- **Bedroom 5:** double-glazed dormer window to the front with cathedral view, walk-in wardrobe/storage cupboard
- **Bedroom 6:** stripped flooring, sash window, cathedral view.
- **Garden:** walled garden with patio, outside lighting, summer house, decking and hot tub
- **Garage:** detached single garage with timber doors, power and light, and changing room to the rear with double-glazed doors and windows
- **Summer House:** power and light



SITUATION

The property is conveniently located in the popular and highly sought-after St Dunstan's area, which offers a variety of local shops, supermarket, restaurants, public houses and hotels, and Canterbury West railway station is about a five-minute walk away. Canterbury city centre is less than a mile walk, and offers an excellent shopping centre and restaurants, and many cultural interests, including the popular Marlowe Theatre.

Recreational facilities include championship cricket at the Spitfire Ground St Lawrence, rugby, swimming pool, leisure centre and an excellent choice of golf courses in and around the area. Fishing and water sports can be found along the coast, and the seaside town of Whitstable, famous for its oysters, is a 15-minute drive away.

There is a good choice of schools in both the state and private sectors, girls' and boys' grammar schools, and colleges and universities.

Transport links are also good, with the A2 linking into the M2, M20/M25 and other motorway networks. Canterbury has two mainline railway stations, with Canterbury West operating the HS1 train service to London St Pancras in just under an hour. The Port of Dover and Eurotunnel are easily reached and provide services to the continent.

PROPERTY INFORMATION

Services: mains water, drainage, electricity and gas

Local Authority: Canterbury City Council

Council Tax Band: G

VIEWINGS

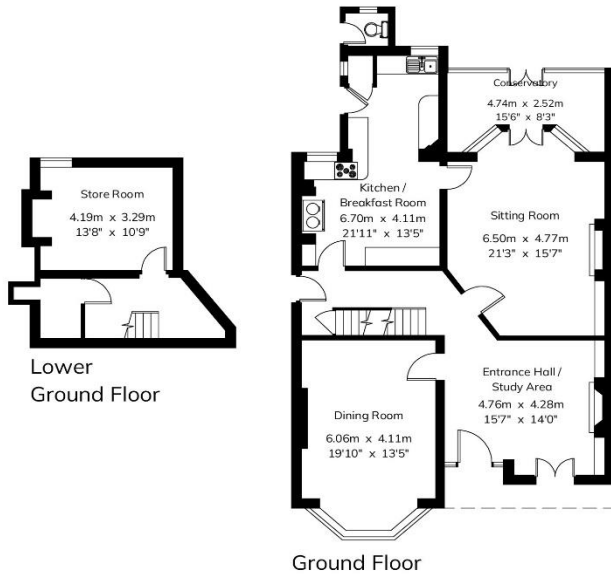
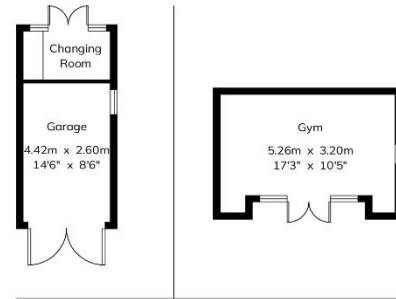
Strictly by appointment through Whitney Homes
T:01303262853 or info@whitneyhomes.co.uk



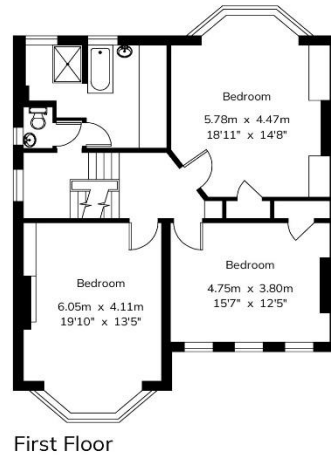


48 London Road

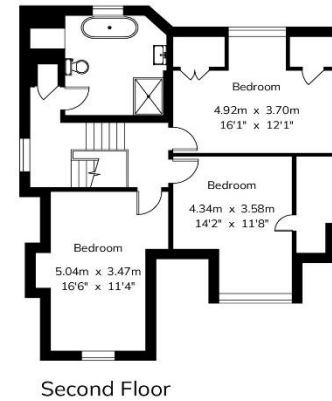
House - Gross Internal Area : 316.3 sq.m (3404 sq.ft.)
 Outbuildings - Gross Internal Area : 33.6 sq.m (361 sq.ft.)



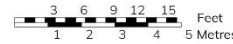
Lower Ground Floor



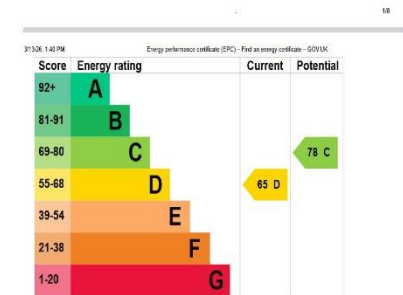
First Floor



Second Floor



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Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current; aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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