



Guide Price
£700,000

Freehold

4x  1x  2x 

**Winchester Gardens,
Canterbury, Kent, CT1**

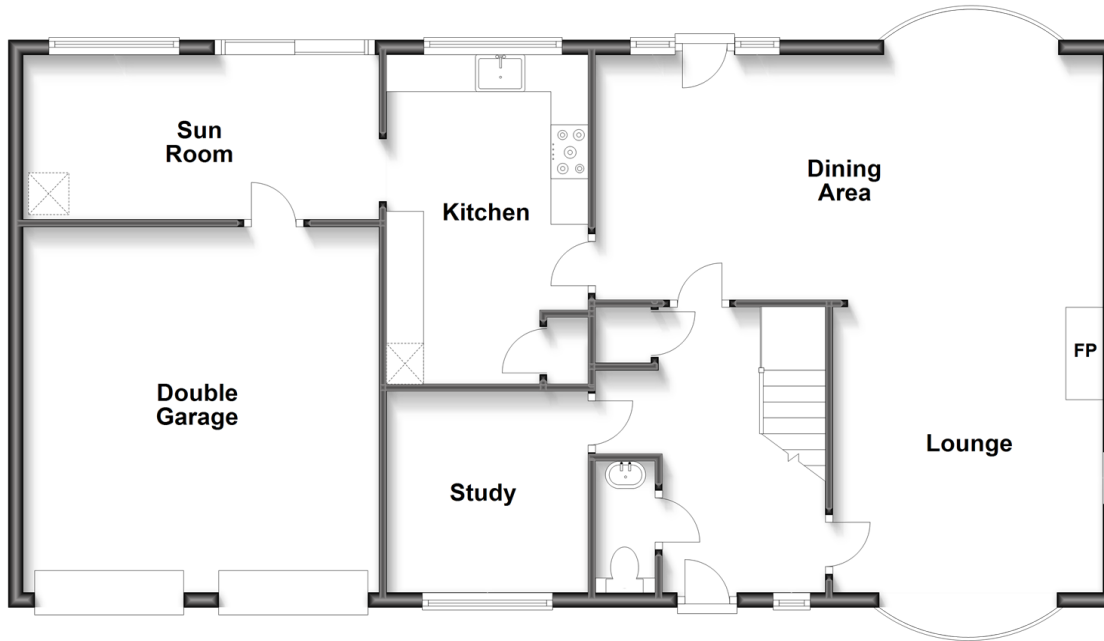
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

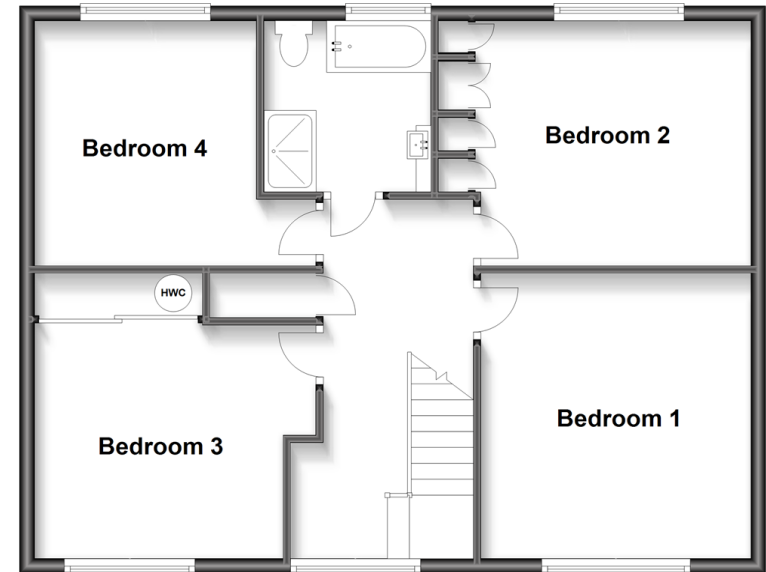
Ground Floor

Approx. 105.8 sq. metres (1138.8 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.8 sq. feet)



Accommodation

GROUND FLOOR

Dining Room: 22'3 x 10'9 (6.79m x 3.28m)

Lounge: 23'9 x 11'9 (7.24m x 3.58m)

Study: 8'9 x 8'9 (2.67m x 2.67m)

Double Garage: 16'5 x 16'1 (5.01m x 4.91m)

Sun Room: 15'7 x 7'2 (4.75m x 2.19m)

Kitchen: 14'6 x 8'8 (4.42m x 2.64m)

Bathroom: 7'3 x 7'2 (2.21m x 2.19m)

Bedroom 2: 11'9 x 10'9 (3.58m x 3.28m)

Bedroom 1: 12'7 x 12'0 (3.84m x 3.66m)

OUTSIDE

Driveway

Front Garden

Rear Garden

FIRST FLOOR

Landing

Bedroom 3: 10'9 x 10'4 (3.28m x 3.15m)

Bedroom 4: 10'9 x 9'4 (3.28m x 2.85m)



Main features

- Chain free
- Walking distance to Kent & Canterbury hospital
- Double garage and a large driveway
- Within the catchment area for multiple reputable schools, including Simon Langton Grammar schools
- Highly desirable, quiet Cul-de-Sac location in South Canterbury



Nearest Schools

St Thomas Catholic Primary School 1.5 miles
Simon Langton Grammar School for Boys 1.6 miles
Simon Langton Grammar School for Girls 1 mile
Barton Court Grammar School 1.2 miles



Transport Information

Train Stations: Canterbury East 0.5 miles, Canterbury West 1.0 miles, Sturry 2.3 miles



Address

Winchester Gardens, Canterbury, Kent, CT1



Directions

For directions to this property please contact us.



Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



10347681/20230420/TD/TD