



4 Thanington Court
Thanington Road | Canterbury | Kent | CT1 3XF

FINE & COUNTRY



Step inside

4 Thanington Court

Tucked away at the end of a cul-de-sac off Thanington Road, in an enclave of five detached houses, is this delightful six bedroom family home with a large garden that backs onto the river Stour. Built in the 1980s it has a warm and welcoming external appearance with Kentish shiplap and mellow brick walls, wood framed windows, shrub borders and a charming wood front door. There is a large gravel frontage where you can park at least four cars as well as a matching detached double garage with electric doors and a path that wraps around the house surrounded by high hedging to provide privacy and security.

The spacious hall includes a cloakroom, coat cupboard, an understairs cupboard with a built in safe and attractive floor tiles with underfloor heating that flow through to the kitchen/breakfast room, dining room and utility room. The friendly country style kitchen/breakfast room has wood units housing a five ring gas hob, a built in double oven, an integrated fridge freezer, wine rack, wine cooler and space for an integrated dishwasher. There is an open archway to the dining room with views over the garden and a door to the adjacent fitted utility room with a stand alone washing machine and tumble dryer as well as a door to the rear terrace.

In the elegant dual aspect lounge there is a stunning wood panelled wall and rosewood shelving, wide patio doors to the terrace and a door to a lobby. This has access to a double bedroom with an en suite with a large shower, lovely views across the garden and a door access to the terrace. This room could always be used as an office as it is tucked away from the rest of the house and also has the external door so business visitors could use that entrance.

A beautiful wood staircase leads to the good sized landing with access to the boarded loft and a family bathroom as well as five bedrooms with fitted cupboards. There is a single and four doubles including the second bedroom with an en suite shower and the main bedroom with an en suite double shower and walk in wardrobe.

At the rear of the property is a vast terrace that is ideal for outdoor entertaining and a large lawn with shrub borders and impressive mature trees as well as a communal path that leads down to the river and the communal grass area adjacent to the riverbank.



Seller Insight

“The property has been in our family for the past 24 years when it was purchased by our parents. They always loved the house and the location as it is so quiet and peaceful and you can wander down to the end of the garden and see the ducks on the river yet is only a short walk to Morrisons, Aldi and the retail park and only about a 10 minute stroll into Canterbury or you can take the bus. It is a very convenient side of Canterbury as you can get on the A2 for London or Dover in about a minute, while Wincheap provides a variety of individual shops, food outlets and pubs.

Canterbury is a wonderful city with a wide variety of historic UNESCO heritage site buildings, high street stores and individual shops, numerous restaurants, bars and the cinema as well as the Marlowe and Gulbenkian theatres and two stations including Canterbury West with the high speed train to St Pancras that will get you to London in less than an hour. There are also excellent grammar and private schools, three universities and a further education college and plenty of opportunities for sporting enthusiasts with the Kent cricket ground nearby as well as a golf club, sports club and 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	1.1 miles
Canterbury West Station	1.7 miles
Ashford International	13.2 miles
Dover Docks	18.2 miles
Channel Tunnel	16.4 miles
Gatwick Airport	65.8 miles
Charing Cross	61.1 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

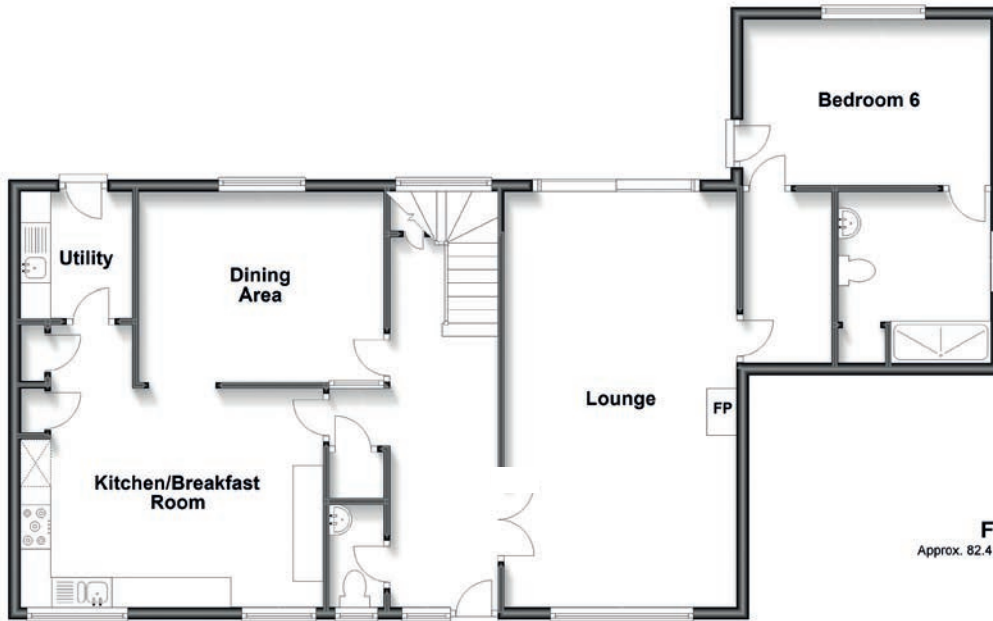
Marlowe Theatre, Canterbury
Gulbenkian Theatre
Odeon Cinema
Curzon Cinema
Abode Hotel
The Corner House
Pinocchios

01227 787787
01227 769075
0333 014 4501
0333 321 0104
01227 766266
01227 780793
01227 457538

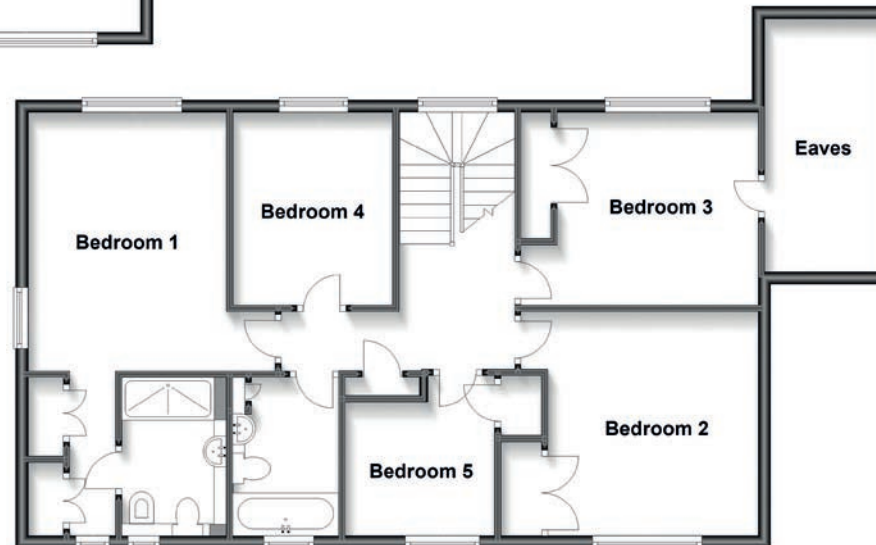
Local Attractions/Landmarks

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

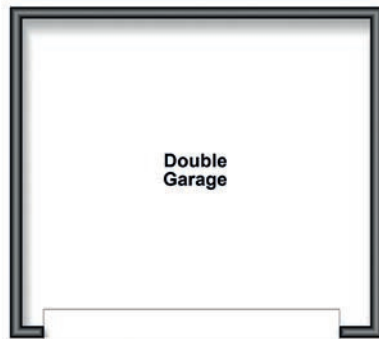
Ground Floor
Approx. 106.3 sq. metres (1144.2 sq. feet)



First Floor
Approx. 82.4 sq. metres (887.2 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



GROUND FLOOR

Entrance Hall	
Cloakroom	
Lounge	22'6 x 12'7 (6.86m x 3.84m)
Bedroom 6	13'3 x 9'2 (4.04m x 2.80m)
En-suite Shower Room	
Kitchen/Breakfast Room	16'5 x 11'4 (5.01m x 3.46m)
Dining Room	13'1 x 10'9 (3.99m x 3.28m)
Utility Room	

FIRST FLOOR

Landing	
Bedroom 3	10'9 x 10'3 (3.28m x 3.13m)
Bedroom 2	12'1 x 11'8 (3.69m x 3.56m)
Bedroom 5	8'11 x 7'0 (2.72m x 2.14m)
Family Bathroom	
Bedroom 4	10'1 x 8'5 (3.08m x 2.57m)
Main Bedroom	13'5 x 10'9 (4.09m x 3.28m)
Walk-in Wardrobe	
En-suite Shower Room	

OUTSIDE

Rear Garden	
Woodland Area	
Driveway	
Double Garage	19'7 x 17'7 (5.97m x 5.36m)

£795,000
Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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