



## 3 Orchard Street, Canterbury

In Excess of £550,000

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Miles and Barr are delighted to offer this charming three bedroom Georgian home in Orchard Street, Canterbury, believed to be built in the 1820's. Situated in the highly desirable St Dunstan's area which is just a short walk to the Canterbury West Station and the high street plus locally well served by a plethora of pubs, eateries and shops, it is often considered a village within the City itself.

The property has been completely renovated by the current vendors, transforming this home to have a contemporary feel along with plenty of character features throughout. Not only has this stunning home been updated cosmetically, it now benefits from new plumbing, electrics, double glazing, plastering and a new roof. The entrance hall has been added to separate the living space and give the family a place to set down their coats and shoes. The living and dining room benefit from original pine flooring, shutters and a wood burning stove. This has a flue in each room so you can decide which room suits you best. To the rear the property has been extended to create this beautiful open planned kitchen, fitted with bespoke wood units, quartz worktops, an island with a double Belfast sink. The vaulted ceilings provide two electric skylights to flood this room with natural light. In the basement, there is a handy utility room and a separate snug to kick back and relax or to use as a home office. To the first floor you will find the newly fitted family bathroom and two double bedrooms, with original fireplaces and wardrobes. The second floor has been fitted with an additional dormer to give cathedral views to this generous accommodation, allowing the room enough space for a king side bed and en suite.





### Entrance

### Lounge

Dimensions: 3.66m x 3.25m (12'0 x 10'8).

### Dining Room

Dimensions: 3.61m x 3.30m (11'10 x 10'10).

### Kitchen

Dimensions: 3.53m x 3.45m (11'7 x 11'4).

### First Floor

### Bedroom Two

Dimensions: 3.33m x 3.35m (10'11 x 11'0).

### Bedroom Three

Dimensions: 3.71m x 3.20m (12'2 x 10'6).

### Bathroom

Dimensions: 2.69m x 1.68m (8'10 x 5'6).

### Second Floor

### Master Bedroom

Dimensions: 3.66m x 4.34m (12'22 x 14'3).

### En Suite

Dimensions: 2.49m x 0.89m (8'2 x 2'11).





## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)