



Dover Street, Canterbury





Nethersole House
36 Dover Street
Canterbury
Kent
CT1 3HQ



Description

Ground Floor

- Lounge
12'8 x 12'3
(3.86m x 3.73m)
- Cloakroom
- Sitting Room
26'8 x 13'4
(8.13m x 4.06m)
- Dining Room
24'7 x 6'9
(7.49m x 2.06m)
- Cloakroom
- Kitchen
11'3 x 9'4
(3.43m x 2.84m)

First Floor

- Landing
- Bedroom
14'11 x 11'10
(4.55m x 3.61m)
- En-suite Shower Room
- Dressing Room

- Bedroom
12'8 x 8'11
(3.86m x 2.72m)
- En-suite Bathroom
- Bedroom
14'9 x 9'2
(4.50m x 2.79m)
- Family Bathroom

Second Floor

- Landing
- Study
9'1 x 8'0
2.77m x 2.44m)
- Attic Bedroom
11'5 x 9'1
(3.48m x 2.77m)

- Bathroom

External

- Courtyard Garden

Property

Full of charm and character and steeped in history is Nethersole House, believed in parts to date back to the early 1600's. This Grade II listed property offers versatile and well-proportioned living accommodation and boasts many attractive features including exposed beams, impressive feature fireplaces and a lovely dining room with vaulted ceiling. There is also a delightful courtyard garden to the rear, which is ideal to sit out in.

The accommodation briefly comprises to the ground floor three reception rooms, kitchen/breakfast room with integrated oven, hob and dishwasher and a cloakroom.

To the first floor there are three bedrooms and a family bathroom. One of the bedrooms has an en-suite bathroom whilst the principal bedroom has both a dressing room and a shower room. To the second floor there is an attic bedroom and a study area as well as a further bathroom.

We understand from the vendor that in the late 1940's the property became two units and in the 1960's it became an antique shop with accommodation over and then purely residential in the 1980's.

Nethersole House has been maintained and refurbished to a good standard and is found in a popular and sought-after location within easy access to the city centre and all it has to offer.

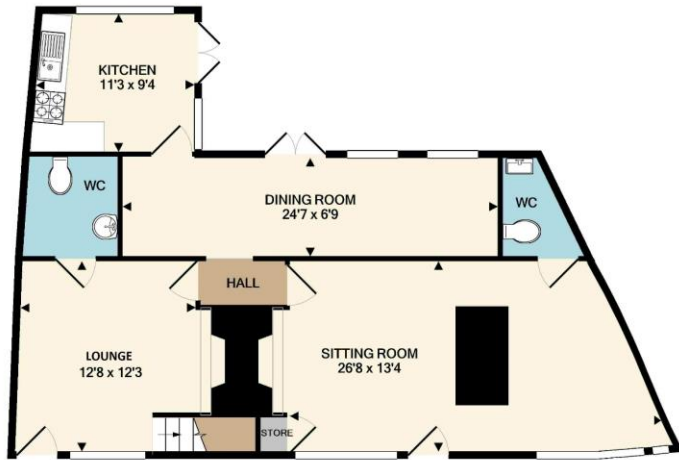


Location

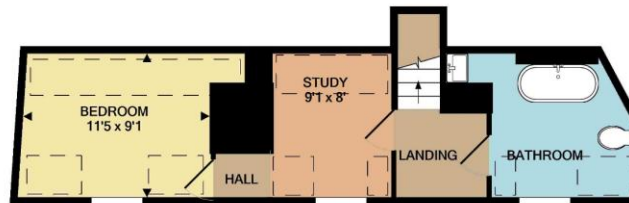
Nethersole house is found in a sought-after location close to the city centre with its wide variety of shops, bars, cafes and restaurants. The historic city of Canterbury with its famous Cathedral has a lot to offer with an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury. Canterbury has two mainline railway stations, with Canterbury West offering the high-speed service to London St. Pancras in under an hour. The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (to London St. Pancras) which also has services to the continent via Eurostar (Paris approx. 1 hr 50 mins) or via Eurotunnel at Cheriton (to Calais in approx. 35 mins).

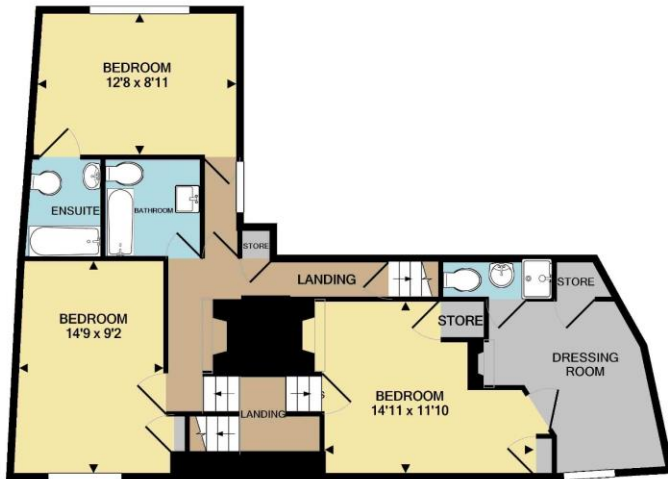




GROUND FLOOR
APPROX. FLOOR
AREA 855 SQ.FT.
(79.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1067 SQ.FT.
(98.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1987 SQ.FT. (184.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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