



Charles Bainbridge



272 Wincheap,  
Canterbury, Kent, CT1 3TY

£365,000







This beautifully refurbished two-bedroom period property perfectly blends timeless charm with contemporary style. Set along the historic and sought-after Wincheap, just a short walk from Canterbury City Centre, this exceptional home offers modern living behind a handsome traditional façade. The property makes an immediate impression with its private gated driveway, landscaped rear garden, and unbeatable location close to amenities, top-rated schools, and excellent transport links, including High-Speed rail services to London from Canterbury West in under an hour.

Inside, the home has been renovated to an exceptional standard. Bright, stylish interiors include a spacious sitting room with a feature fireplace and timber mantel. The modern bathroom is finished with neutral stone-effect tiling, a quality suite, and contemporary fittings. A large dining room with direct garden access flows into a beautifully appointed kitchen, fitted with modern units, integrated appliances, and clever storage. Upstairs are two generously sized bedrooms and a versatile loft room, ideal for use as a home office, studio, or guest bedroom. A large window in the loft floods the space with natural light.

The rear garden is a standout feature, with a stone terrace for outdoor dining, a manicured lawn, and mature planting offering privacy and year-round interest. At the rear, a gravelled area provides secure off-street parking, accessed via double gates, an invaluable feature in this central location.

Wincheap is a popular area with excellent local amenities and convenient access to Canterbury's vibrant city centre. The City boasts a wide range of shops, restaurants, schools, colleges, and universities. With strong road links to the A2 and M2, and two mainline stations offering regular services, including High-Speed links to London, this home is ideally positioned for both daily life and longer commutes. The surrounding Kent Countryside also offers scenic walking and cycling routes.

This home offers more than just place to live – it's a lifestyle choice. Whether you're relaxing in the sunny garden, entertaining in the dining room, or commuting with ease, this home delivers comfort, character, and convenience.

Services: All mains services are understood to be connected to the property.

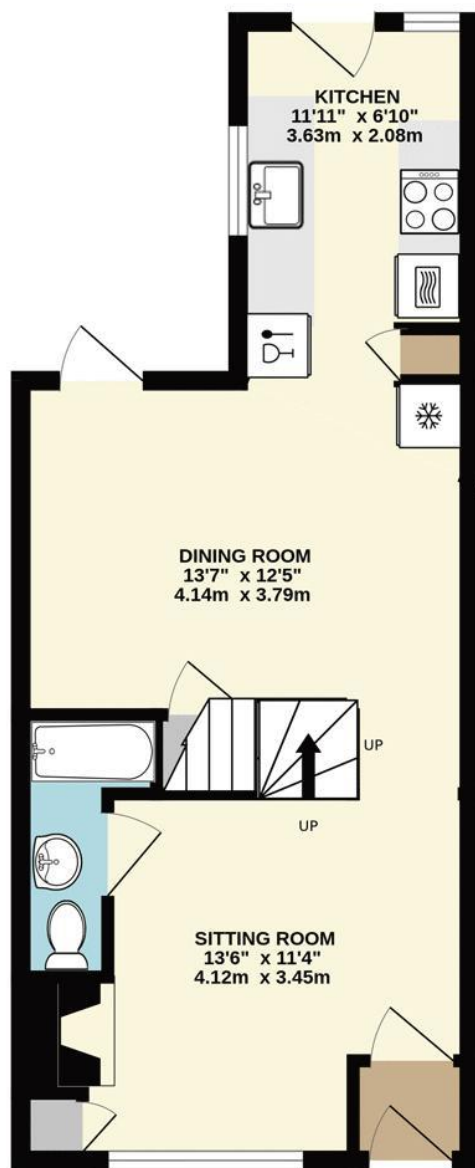
Tenure: Freehold

Council Tax Band: B

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



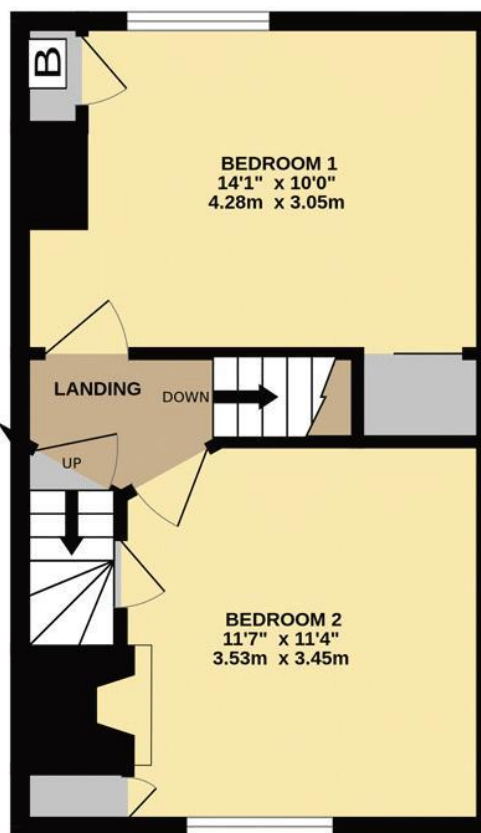


**GROUND FLOOR**  
384 sq.ft. (35.7 sq.m.) approx.

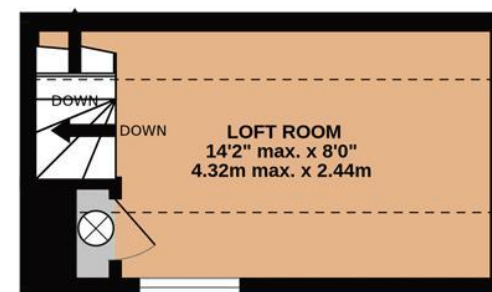
**TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**1ST FLOOR**  
321 sq.ft. (29.8 sq.m.) approx.



**2ND FLOOR**  
110 sq.ft. (10.2 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

























Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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