



35 St. Stephens Road, Canterbury, CT2 7JD

£570,000





This beautifully restored period townhouse offers an exceptional opportunity to acquire a substantial and elegant home on one of Canterbury's most desirable residential roads. Thoughtfully renovated and exquisitely presented, the property perfectly marries Victorian character with tasteful contemporary upgrades, resulting in a warm, refined and highly practical family home arranged over three generous floors.

From the moment you step into the welcoming reception hall, the home's craftsmanship and attention to detail become immediately apparent. High ceilings, original fireplaces, ornate plasterwork and tall sash windows celebrate its heritage, while the interior design, rich colour palettes, sympathetic décor and bespoke cabinetry, ensures effortless modern living. At the front of the house, the sitting room is an inviting, beautifully lit space with a traditional fireplace, deep bay window and elegant panelled walls. Adjacent lies the office, a wonderfully atmospheric setting with feature lighting, a striking red palette and French doors that offer a view towards the garden. The rear of the ground floor opens into a bright and airy dining area leading to the impressive kitchen, which has been designed with both style and practicality in mind. Deep green cabinetry, open shelving, metro-tiled walls and a central island combine to create a sociable, country-style kitchen with abundant storage and workspace. It is a room that feels instantly welcoming, perfect for family life as well as entertaining.

The first-floor hosts two well-proportioned bedrooms, including a particularly spacious primary bedroom with built-in wardrobes and large windows that bathe the space in natural light. A luxurious family bathroom sits opposite, finished to an exceptional specification with a freestanding cast iron roll-top bath, twin basins, herringbone flooring and a large walk-in double shower. The bathroom also benefits from marble tiling. Every detail has been curated to offer a calming, spa-like retreat. On the top floor are two further charming double bedrooms, each with characterful sloped ceilings and elevated views over the surrounding area. A contemporary shower room serves this level, making it ideal for older children or guests.

The rear garden, extending to approximately 69 feet, has been thoughtfully landscaped to create a tranquil and versatile outdoor retreat. Directly outside the house, a paved dining terrace provides a perfect setting for summer meals and entertaining. From here, gentle steps lead up to a well-kept lawn framed by mature planting, raised beds and pockets of greenery that offer colour and interest throughout the year. At the far end, a timber shed provides useful storage, while a discreet gated pathway offers convenient pedestrian access.

The property further benefits from a privately rented parking space and garage, with the new owner able to continue this arrangement if desired.

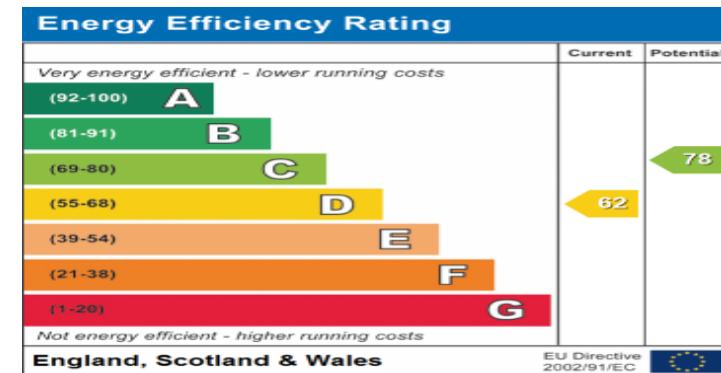
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

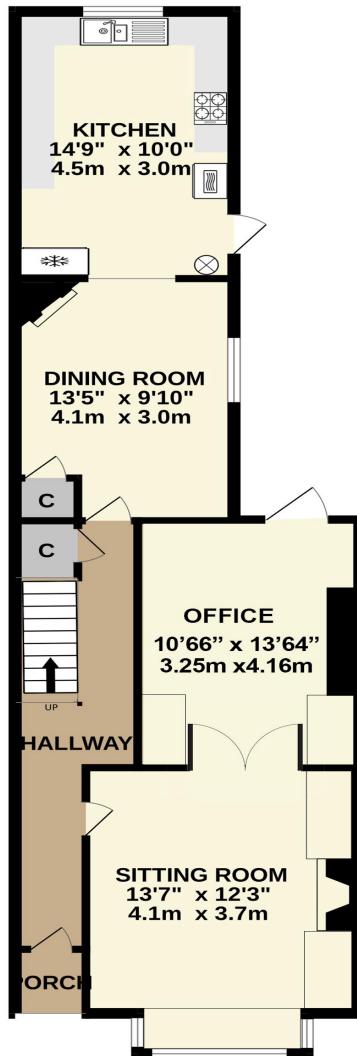
Council Tax Band: D

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)



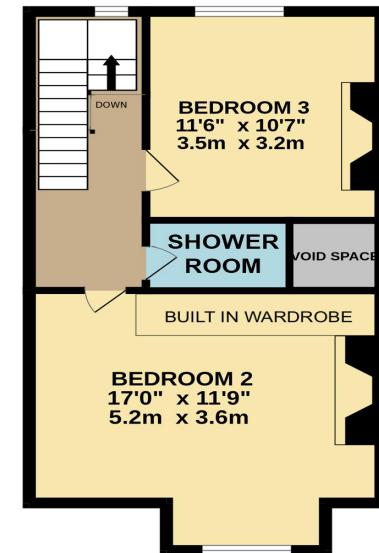
GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



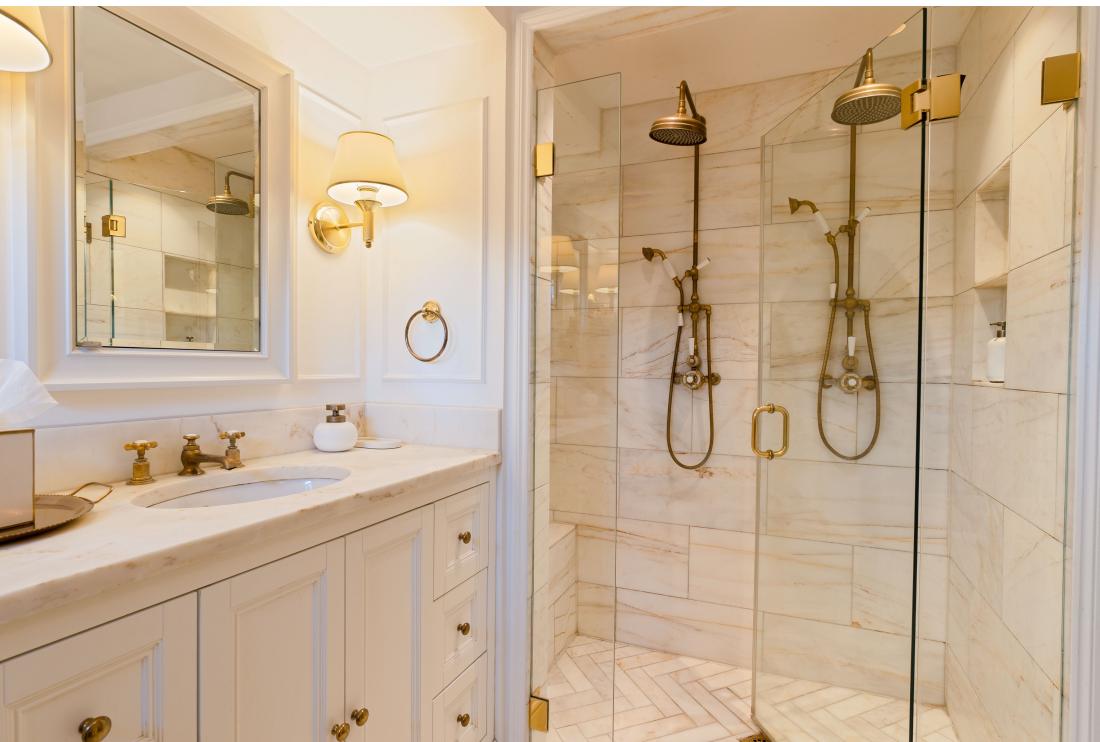
2ND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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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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