16 Summer Hill, Harbledown, Canterbury, Kent, CT2 8NH

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16 Summer Hill, Harbledown, Canterbury, Kent, CT2 8NH

Offers over £570,000 Freehold

A beautifully restored Grade II Listed, double-fronted period village home, combining timeless character with stylish modern living. Thoughtfully restored throughout with superb attention to detail, the property retains a wealth of original features including stripped floorboards & period doors whilst offering a light, airy and beautifully presented interior that is ready to move straight into.

The front door opens into a welcoming entrance hall with doors leading to both the sitting room and family room. Each room features a bay window, flooding the rooms with natural light, together with cast iron radiators and fireplaces with spaces ready for wood-burning stoves to be installed by the purchaser.

The stunning kitchen/breakfast room spans the entire width of the house and forms the heart of the home. Beautifully fitted with a good range of units, there is ample space for an American-style fridge/freezer and range cooker. A particularly charming feature is the original well discovered during the restoration, which has been carefully incorporated into the kitchen to create a unique focal point. A door leads directly out to the rear garden.

Upstairs, the spacious landing provides access to three well-proportioned bedrooms and a newly fitted family bathroom. The principal bedroom benefits from its own en-suite shower room, while the additional bedrooms offer excellent flexibility for family living, guests or home working.

The property also benefits from a useful cellar, which has been tanked and provides built-in storage together with a sink.

Outside, the house is set behind its front garden. Whilst there is no driveway, there is plentiful free on-street parking directly outside the property. The rear garden measures approximately 75' x 58' and is predominantly laid to lawn, providing an excellent space for entertaining, children and outdoor enjoyment.

Situated just one mile from Canterbury city centre, Summer Hill is ideally placed for enjoying the city's excellent range of shops, restaurants, bars and cultural attractions. Canterbury West railway station is approximately a 20-minute walk away, offering high-speed services to London St Pancras in just 56 minutes. The A2 is also only a minute's drive away, providing excellent access to the M2 and wider motorway network.

The property is also well positioned for a number of highly regarded schools and educational establishments, including Blean Primary School, currently rated 'Outstanding' by Ofsted, the University of Kent, St Edmund's and Kent College, as well as Kent College Primary School.

A rare opportunity to acquire a characterful period home that has been exceptionally well restored, combining original charm, thoughtful modernisation and generous gardens in a highly convenient location close to Canterbury.

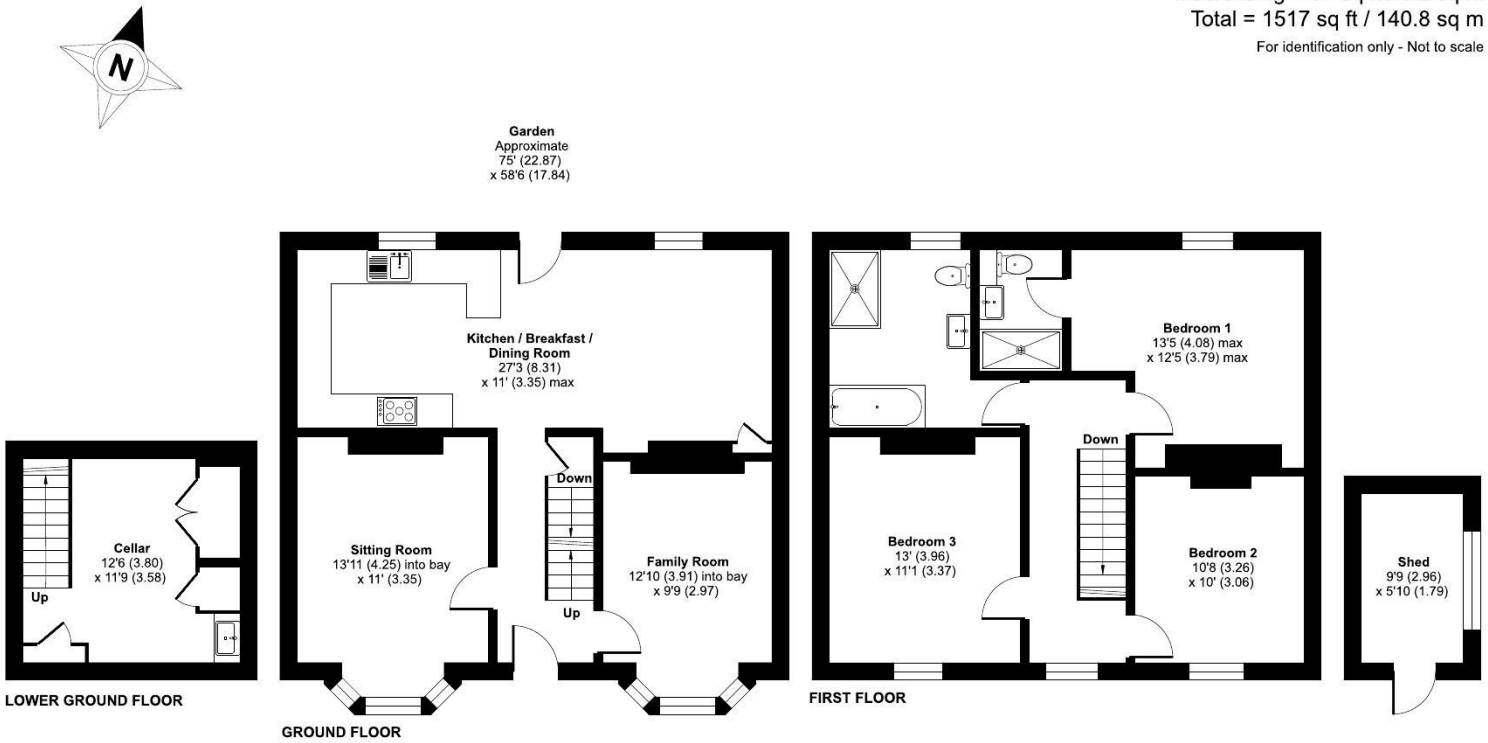
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

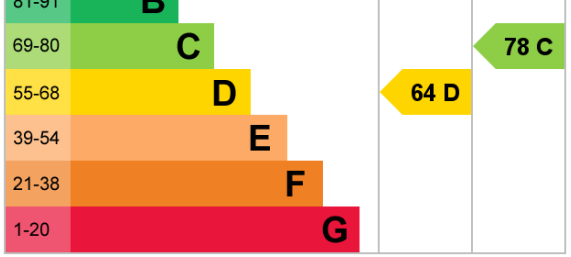
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 26/8/26 and amended on 19/10/26

Approximate Area = 1460 sq ft / 135.6 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 1517 sq ft / 140.8 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Finns. REF: 1509613

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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