



14 The Mount, Stodmarsh Road, Canterbury, Kent, CT3 4AN

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14 The Mount, Stodmarsh Road, Canterbury,
Kent, CT3 4AN

Offers over £825,000 Freehold

This beautifully presented contemporary four bedroom family home offers well-proportioned, spacious accommodation finished to a high specification throughout.

- Contemporary four-bedroom home finished to a high specification
- Spacious double-aspect sitting room ideal for family living and entertaining
- Stylish kitchen/diner with integrated appliances and French doors to the garden
- Separate utility room, dining room, and downstairs cloakroom
- Master suite with walk-in dressing area and luxury en-suite shower room
- Bedroom two with en-suite and built-in cupboard
- Stunning family bathroom with freestanding bath and separate shower
- Generous landscaped garden (approx. 113' x 71') with summer house/home office potential
- Ample off-road parking and garage
- Peaceful mews location just two miles from Canterbury city centre with excellent transport links

The front door opens to the spacious entrance hall with stairs to the first floor. The large, double-aspect sitting room provides ample space for family living and entertaining, while the stylish kitchen/diner, also double aspect, is fitted with an excellent range of wall and base units, integrated appliances, and generous space for a dining table. French doors open directly onto the pretty rear garden. A separate utility room, formal dining room, and downstairs cloakroom complete the ground floor.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, a spacious landing leads to four double bedrooms. The master suite includes a walk-in dressing area and a luxurious en-suite shower room. Bedroom two also benefits from an en-suite and fitted cupboard, while the remaining bedrooms are served by a stunning family bathroom with freestanding bath, separate shower, w.c. and wash hand basin.

Outside, the property occupies a desirable corner plot, providing a high degree of privacy. There is ample off-road parking, a garage, and a beautifully landscaped rear garden extending to approximately 113' x 71'. The garden is well stocked with established trees and shrubs, paved seating areas, a generous lawn, and a detached summer house – ideal for conversion into a home office or studio.

A private footpath from the garden gives direct access to Polo Farm, offering bus links as well as superb sports and leisure facilities including tennis, cricket, and a brand-new gym. The Mount is a tranquil mews style development just off Stodmarsh Road. Set within a unique development that blends tasteful new builds with high-quality conversions of a former Victorian hospital, the home enjoys the charm of a countryside retreat while being just two miles from Canterbury city centre.

Canterbury itself provides an outstanding range of shops, restaurants, leisure facilities, and highly regarded schools in both the state and private sectors. High-Speed rail services from Canterbury West station reach London St. Pancras in under an hour, while the A2, less than a mile away, offers excellent road links to London and Dover.

This superb home combines style, space, and seclusion in a sought-after location — perfect for modern family living.

Service Charge: £250 per year for maintenance of the private road and landscaped garden areas.

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 11/9/25 and amended on 03/3/26











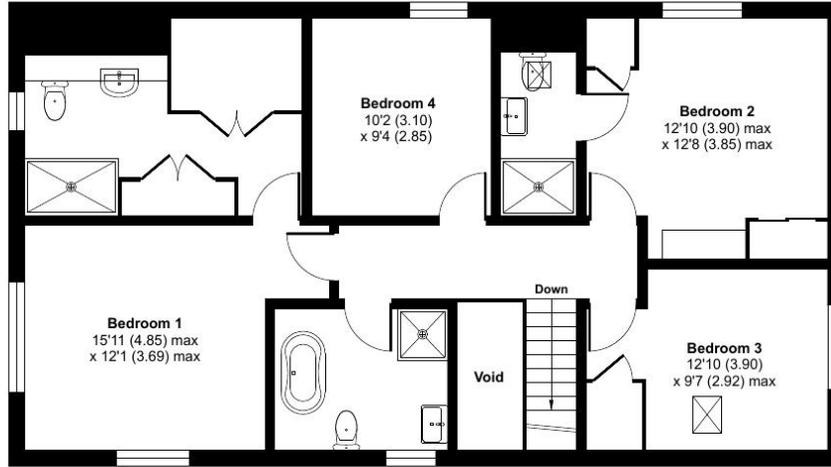
Approximate Area = 1819 sq ft / 168.9 sq m (excludes void & Lean to)

Garage = 202 sq ft / 18.7 sq m

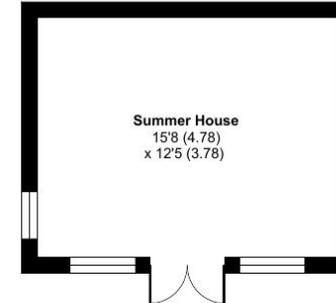
Outbuilding = 194 sq ft / 18 sq m

Total = 2215 sq ft / 205.6 sq m

For identification only - Not to scale

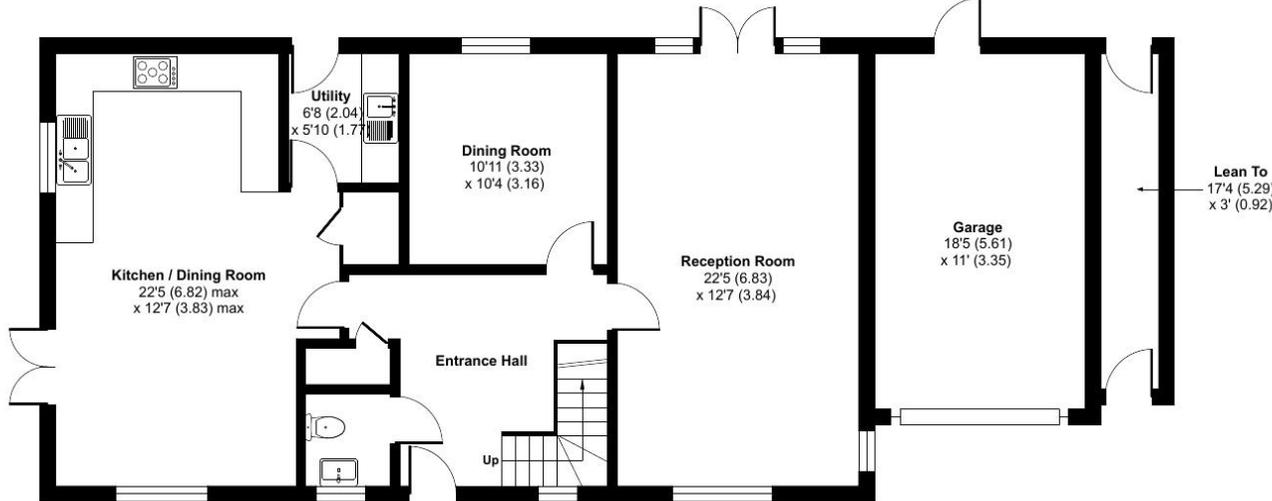


FIRST FLOOR



OUTBUILDING

Garden
Approximate
113'9" (34.68)
x 71'8" (21.84)



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Finns. REF: 1347267

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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