



FINN'S

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13 Oxford Road, Canterbury, Kent, CT1 3QF

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13 Oxford Road, Canterbury, Kent,
CT1 3QF

£495,000 Freehold

Situated on the sought-after Oxford Road, moments from the train station and a short stroll to the cathedral city centre, this Victorian family home has an abundance of character, including original fireplaces, high ceilings, cornicing, picture rails and stripped wooden floors. The accommodation is light and airy and has recently been improved with an extension to the kitchen which has created a modern, open space which is flooded with natural light, ideal for entertaining.

- Recently Extended Three Bedroom House
- Beautifully Presented Throughout
- Wonderful Kitchen/Dining Room
- Two Bathrooms
- Bright & Spacious
- Period Features Throughout
- Secluded Rear Garden

Set behind its front garden, the tiled Victorian path leads to the front door which opens to the porch and through to the entrance hall. The sitting room has wonderfully high ceilings and is to the front and has a lovely original fireplace, exposed floorboards and a large bay window. The separate dining room sits in the middle of the house and also has an original fireplace.

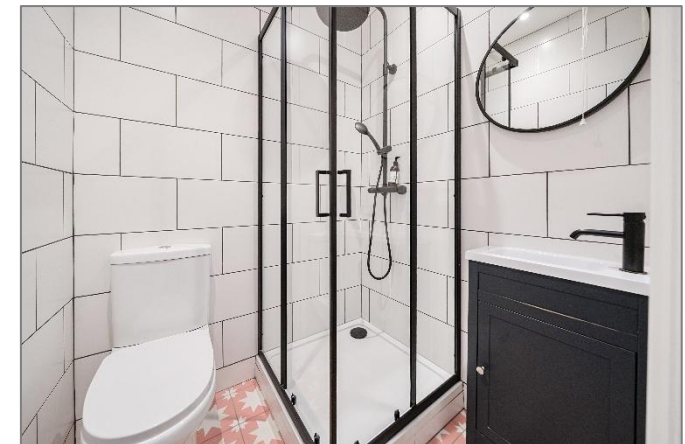
The heart of the home is the stunning kitchen dining room which has been recently extended and the space is flooded with natural light. There are a good range of wall and base units, solid wood worktops, a butler sink and space for a range cooker and American style fridge freezer. Sliding doors lead to the rear garden.

A recently fitted downstairs shower room completes the ground floor accommodation.

Upstairs, the landing leads to the family bathroom and the three bedrooms, with bedroom one being particularly spacious.

Outside, the established rear garden is mainly laid to lawn with a decked seating area and a variety of established trees and shrubs.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Conveniently close to the hustle and bustle of central Canterbury yet in a quiet side street, Oxford Road lies just half a mile South West of Canterbury's vibrant city centre and only a short stroll from Canterbury East station. Everyday amenities can be found in nearby Wincheap, while the city offers an excellent array of shops, cultural attractions and educational establishments, including leading state and private schools such as the Simon Langton grammar schools, Kent College, The King's School and St. Edmund's. Cultural highlights include the renowned Marlowe Theatre, the Cathedral, local museums and the beautifully restored Beaney Gallery and Library. Sporting facilities are plentiful, with Canterbury Golf Club, the Polo Farm Sports Club, and the St. Lawrence Ground - home to Kent County Cricket Club - all within easy reach.

High-speed services from Canterbury West reach London St Pancras in approximately 55 minutes, with additional routes to Victoria, Cannon Street and Charing Cross available from Canterbury East. The A2 provides swift access to Dover for cross-Channel connections and to Folkestone for the Channel Tunnel.

This location is so easy for road links, close to the A2/M2 for the motorway to London and the coast and great for anyone needing easy access for the Channel Tunnel.

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

Services: Mains gas, electricity, water & drainage.

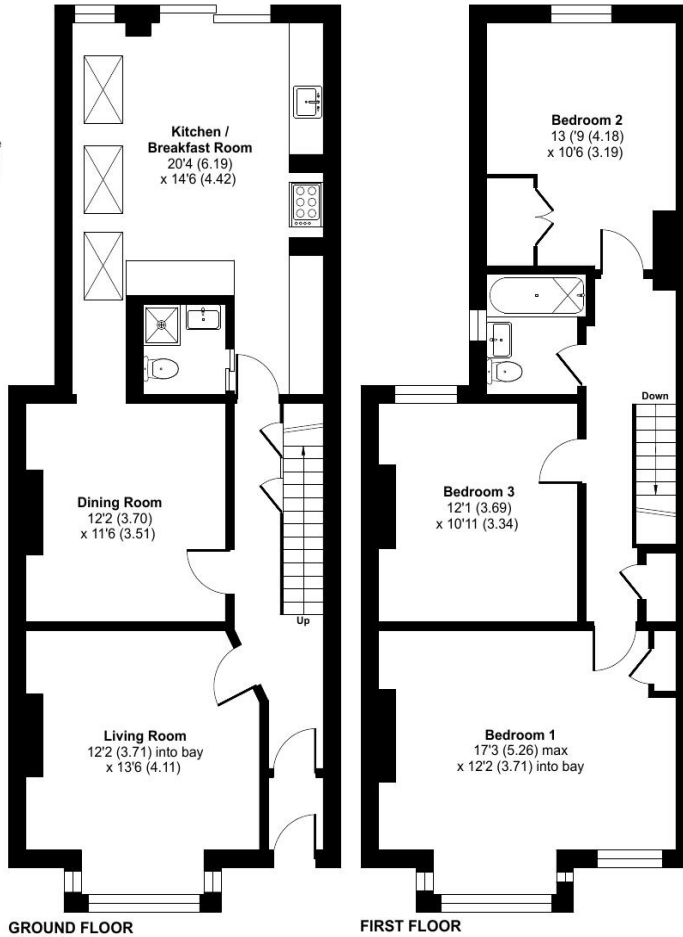
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 30/4/26





Garden
Approximate
39'5 (12.02)
x 16'9 (5.10)



Approximate Area = 1422 sq ft / 132.1 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finns. REF: 1451224

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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Lettings: 01304 614471

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St Nicholas at Wade
Kent CT7 0NE
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