



FINN'S

Since 1865

Vine House, Orchard Street, Canterbury, Kent, CT2 8AP

finns.co.uk

**Vine House, Orchard Street, Canterbury,
Kent, CT2 8AP**

£875,000 Freehold

An outstanding Grade II Listed townhouse offering beautifully appointed and characterful accommodation, an enchanting walled garden, and generous garaging, all set within the St Dunstan's Conservation Area moments from Canterbury West Station and the historic city centre offered for sale with no chain.

- Elegant Grade II Listed Georgian townhouse in the St Dunstan's Conservation Area
- Prime corner position moments from Canterbury West Station and the city centre
- Beautifully refurbished throughout with refined décor and luxurious bathrooms
- Impressive 50-foot garage with potential for conversion (subject to consents) - Planning has previously been granted as recently as 2015 for major alterations (now lapsed)
- Characterful reception rooms with attractive fireplaces and period features
- Stylish kitchen/dining room with French doors opening to the garden
- Rare, beautifully proportioned walled garden for a central city location
- No onward chain and excellent transport links, including high-speed London services

Vine House occupies a distinguished corner position on Church Street and is believed to date from the late 18th to early 19th centuries. A notable feature is the impressive 50-foot garage, considered suitable for conversion to further accommodation, subject to the necessary consents - Planning has previously been granted as recently as 2015 for major alterations (now lapsed). The current owners have completed a full redecoration to an exceptional standard, combining refined décor in neutral Farrow & Ball colours with luxurious bathrooms to create a home of considerable elegance and charm. The beautifully proportioned



walled garden is a rare and valuable asset for such a central location.

A wrought-iron gate opens onto a pathway leading to the entrance portico, where a handsome panelled door with fanlight above welcomes you into the hall, graced by a fine Georgian staircase. Both the dual-aspect drawing room and sitting room feature attractive fireplaces. The superb kitchen and dining area enjoys attractive tiled flooring, wide French doors to the garden, and painted wooden cabinetry with integrated appliances and a range cooker. On the lower ground floor, the refurbished family room includes two generous walk-in storage cupboards.

The first floor is home to a well-appointed cloakroom and a magnificent principal suite, comprising a spacious bedroom and an exquisite en-suite bathroom with traditional fittings, a statement roll-top bath, large vanity surface with storage beneath, separate shower, and WC. The family bathroom is similarly stylish and two further double bedrooms complete the accommodation.

Vine House lies within the sought-after St. Dunstan's Conservation Area, just half a mile west of Canterbury's vibrant city centre and only a short stroll from Canterbury West station. Everyday amenities can be found in nearby St. Dunstan's, 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 Terminal.

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

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 23/12/25







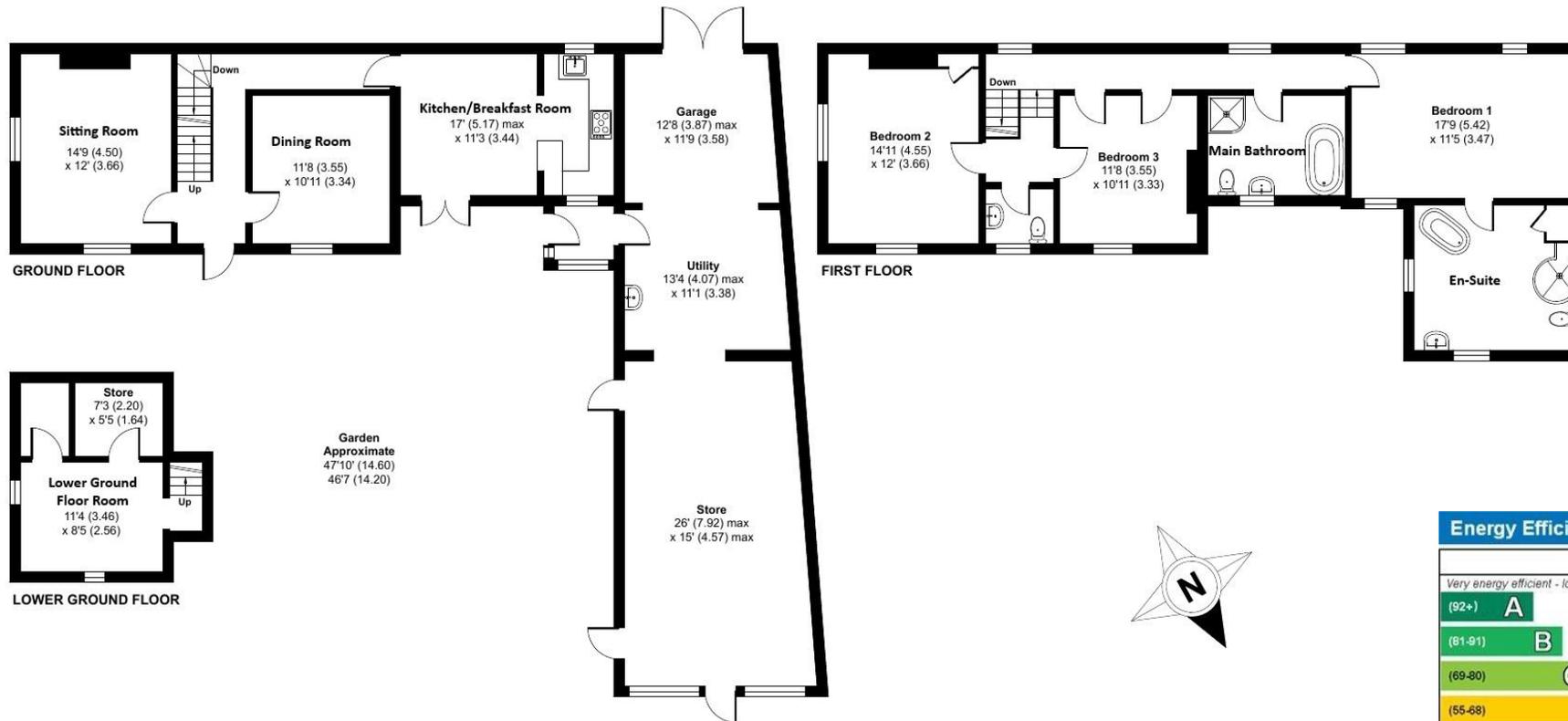


Approximate Area = 1753 sq ft / 162.8 sq m

Garage = 667 sq ft / 61.9 sq m

Total = 2420 sq ft / 224.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	60
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Finns. REF: 1361793

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

