



Puckle Hill House, 2 Puckle Lane, Canterbury, Kent CT1 3JX

www.finn's.co.uk

Puckle Hill House, 2 Puckle Lane Canterbury, Kent CT1 3JX

Guide Price £1,395,000 - Freehold

An outstanding, 'turn-key' ready modern house of nearly 3,500 ft² in a supremely convenient position, less than ¾ mile from the centre of Canterbury.

Puckle Hill House is set in about 0.6 acres of gardens and grounds on the favoured south side of the Cathedral City of Canterbury.

- Double Partly Vaulted Reception Room with sliding doors out to the terraces
- High Specification Open Plan Kitchen with Siemens Appliances
- Utility Room, Cloakroom and Plant Room
- Three First Floor Bedrooms with Two Ensuite Shower Rooms and Laundry Room
- Balcony
- Top Floor Master Bedroom Suite with Bathroom and Dressing Room / Nursery Bedroom 5
- Energy Efficient Construction Including Underfloor Heating and Air Conditioning throughout
- Off Road Parking for 4 to 6 cars
- App Controlled Lighting and Heating

Description

Puckle Hill House is an outstanding modern house, built by the late owner in about 2019. It is finished to a very high specification, using materials and premium finishes and includes air conditioning and underfloor heating throughout. To the front of the house is off road parking for a number of vehicles. The gardens and grounds, which are principally to the rear of the house, slope down into wooded areas, are extremely private and extend to just under 0.6 acres in all. The double reception room has sliding doors opening out onto the terraces around the house – perfect for al fresco living.



Surrounding Area and Local Amenities

Set on the edge of the Cathedral City of Canterbury, Puckle Hill House is well located for all the shopping and leisure facilities the City offers. There is an excellent choice of schools in the state and private sectors for all ages and abilities, including the Simon Langton Grammar Schools, the King's School, Kent College and St Edmund's, as well as the Junior King's School in Sturry. Rail services run from Canterbury West and take approximately 56 minutes into London St Pancras International. Alternatively, slower services run to London Victoria from Canterbury East. The Port of Dover and Eurotunnel are both about 18 miles away giving easy access to Europe.

Services

Mains water, electricity, gas and drainage.

Assessments

Canterbury City Council, Council Tax Band 'G'.

Energy Performance Certificates

Puckle Hill House is rated 'B'.

Planning

Planning Consent was granted for a detached garage on 16th April 2021 – Reference CA/20/02233 – the Vendors inform us that work on the drainage has commenced on this, so it is a live consent. Further details are available from the agents.

Directions

Puckle Lane is one way, so Puckle Hill House needs to be approached from Nunnery Fields / South Canterbury Road, rather than Old Dover Road. Postcode: CT1 3JX.

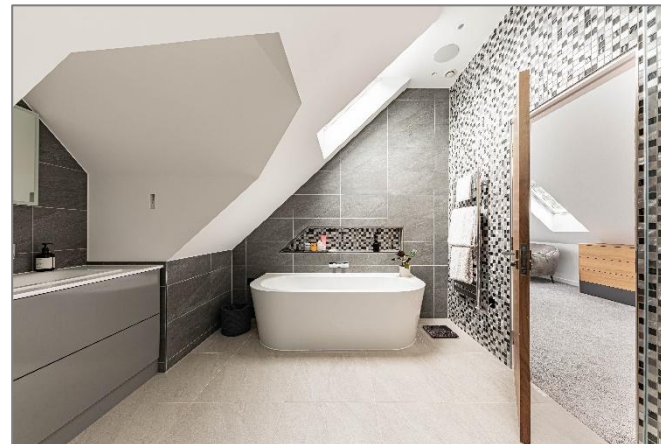
What3words: <https://w3w.co/truly.camp.ducks>

Viewing

Strictly by appointment with Finn's Canterbury. Telephone 01227 454111 or Email: canterbury@finns.co.uk

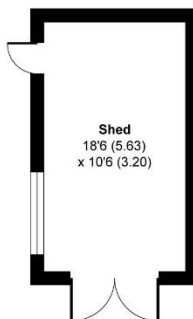
Date

These particulars were produced and photographs taken in July 2026.





Garden
98'6 (30.0)
x 42'0 (12.80)



Puckle Lane, Canterbury

Approximate Gross Internal Area = 322.33 sq m / 3469.53 sq ft

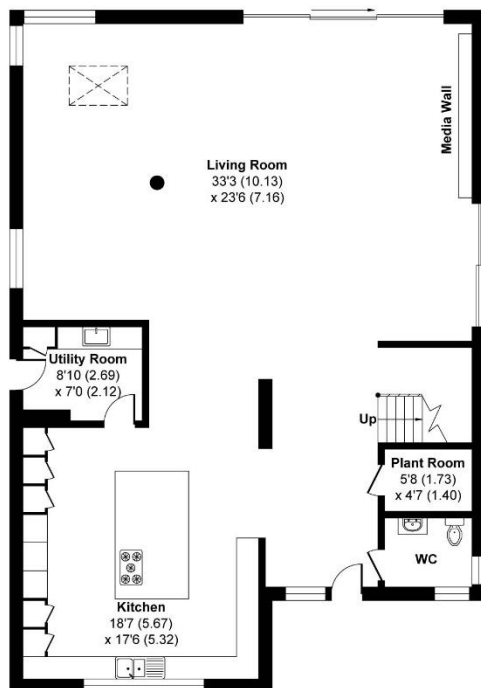
Eaves = 4.30 sq m / 46.28 sq ft

Shed = 18.02 sq m / 193.97 sq ft

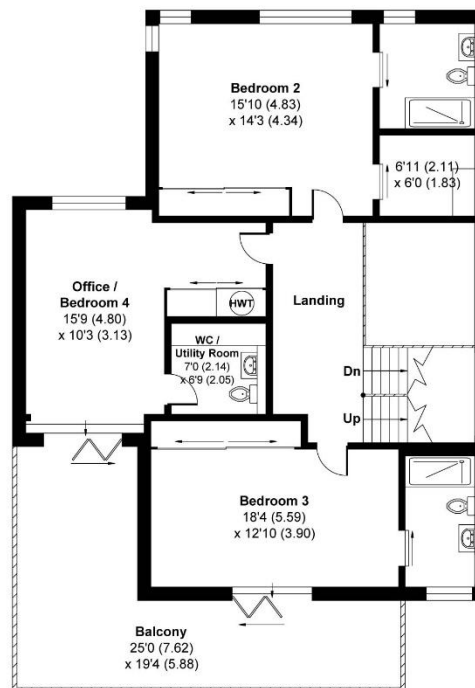
Total = 344.65 sq m / 3709.78 sq ft

For identification only - Not to scale

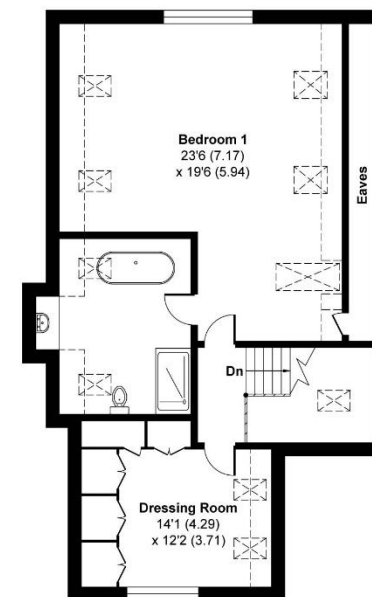
= Restricted Head Height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

