



22 Pilgrims Way, Canterbury, Kent, CT1 1XU

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22 Pilgrims Way, Canterbury, CT1 1XU

£625,000 Freehold

A beautifully presented four bedroom detached family home offering light and airy accommodation, contemporary styling and a sunny south-facing garden.

- Detached Four Bedroom Family Home
- Finished to an Excellent Standard
- Contemporary Interior Design
- Bright and Spacious Living Areas
- Impressive Open-Plan Living/Dining Space
- Convenient for Local Schools, Christ Church University & The City Centre

Situated within a sought-after residential area, this attractive home blends modern design with practical living space ideal for family life. Positioned back from the road, the property has a private driveway with parking for up to three cars, along with a former garage fitted with electric doors, now providing useful storage.

The spacious entrance hall sets the tone for the rest of the house, leading into a thoughtfully arranged ground floor layout. A home office sits to the front aspect, creating an ideal work-from-home space, while a cloakroom adds convenience. The heart of the home is the impressive L-shaped open-plan living area, seamlessly combining sitting, dining and kitchen to create a sociable and adaptable environment perfect for entertaining or family living.

The kitchen is fitted with high-quality German cabinetry, sleek quartz worktops and a full range of integrated Miele appliances. An electric skylight enhances the sense of light and space. The adjoining sitting and dining areas benefit from a wood-burning stove and hard wood bi-fold and sliding doors opening out to the south-facing garden.



Upstairs, there are three well-proportioned double bedrooms, as well a fourth single bedroom that would work equally well as a nursery, guest room or home office. The family bathroom is stylishly appointed, and an additional shower room serves the principal bedroom. Recently updated windows to the front and first floor further improve efficiency and presentation.

Outside, the rear garden offers a good level of seclusion and privacy and has an attractive porcelain-tiled terrace with a retractable awning for shaded seating, alongside a lawned area and a good variety of established trees and shrubs.

Carefully updated and beautifully cared for, this family home gives a great balance of modern comfort, thoughtful design and everyday practicality.

The property is located less than a mile from Canterbury city centre and is conveniently positioned for access to Canterbury East mainline station (approximately 0.6 miles), Canterbury West mainline station (approximately 1.2 miles) and the bus station. The historic Cathedral City, a UNESCO World Heritage Site, offers a wide range of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre, alongside a variety of independent and designer retailers. The city is also renowned for its excellent educational facilities, including highly regarded public and state schools as well as two universities. Several of the city's schools including Pilgrims Way Primary, Barton Court, Barton Manor and the Simon Langton Boys' & Girls' are within easy walking distance. Mainline rail services provide regular connections to London Victoria (approximately 95 minutes) and high-speed services from Canterbury West to London St Pancras (approximately 56 minutes).

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 2/3/26











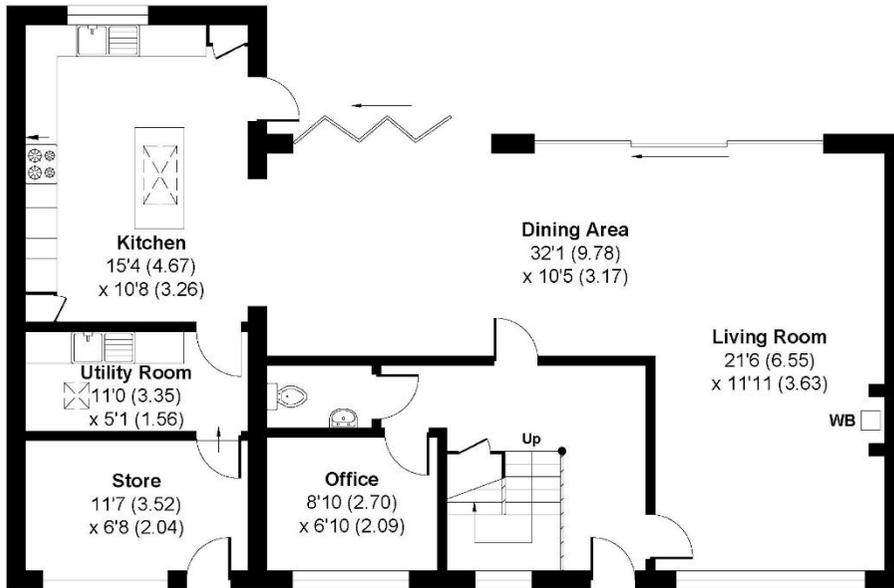
Pilgrims Way, Canterbury

Approximate Gross Internal Area = 160.25 sq m / 1724.91 sq ft

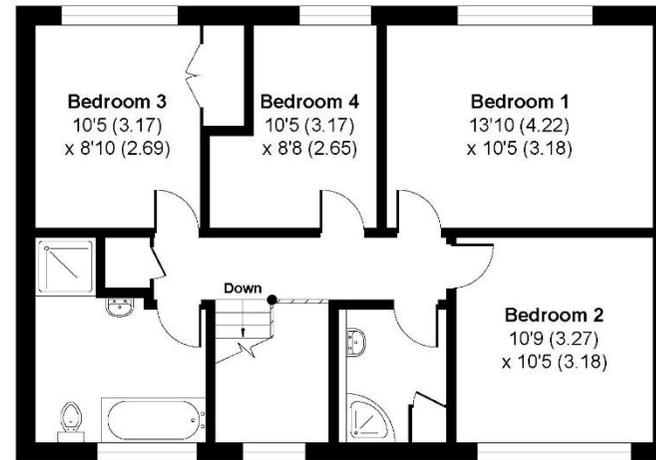
For identification only - Not to scale



Garden
54'10 (16.70)
x 42'0 (12.80)



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(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	

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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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