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Cherwell, Stodmarsh Road, Canterbury, Kent, CT3 4AH

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**Cherwell, Stodmarsh Road,
Canterbury, Kent, CT3 4AH**

£650,000 Freehold

This bright and spacious three/four-bedroom detached family home occupies a generous plot of approximately half an acre on the highly sought-after Stodmarsh Road, just 1.5 miles from Canterbury's historic Cathedral city centre. Offering versatile and well-proportioned accommodation, mature gardens and excellent potential to personalise, this is a wonderful family home in a highly desirable location.

- No onward chain
- Three/four bedrooms
- Plot of approximately 0.5 acres
- Detached garage and ample off-road parking

The front door opens into a welcoming entrance hall, leading through to the spacious dual-aspect sitting room featuring a gas stove and French doors opening into the large conservatory, creating an excellent space for relaxing and entertaining.

The dining room is at the rear of the house and benefits from French doors opening onto the garden. It flows openly into the kitchen, which is fitted with a range of units and provides space for appliances. A practical utility room offers additional storage and laundry facilities.

A family bathroom and bedroom four, which could equally serve as an excellent home office or playroom, complete the ground floor accommodation.

Upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom.

Outside, the property sits within mature gardens extending to approximately half an acre. To the front, there is ample off-road parking alongside a detached garage.



The majority of the garden lies to the rear, where a large lawn is complemented by a variety of established trees and shrubs, a pond, greenhouse and garden shed, creating a private and peaceful outdoor space with plenty of room for families and keen gardeners alike.

Stodmarsh Road enjoys a prime location within easy reach of Canterbury and the surrounding villages of Littlebourne, Bekesbourne, Fordwich and Bridge.

Nearby Fordwich, often regarded as the smallest town in Britain, adds a unique historic charm to the area. Rich in heritage, Fordwich dates back to medieval times and was once an important port on the River Stour. Today, it offers picturesque riverside walks and period architecture, creating a quintessentially English setting. The renowned The Fordwich Arms, a Michelin-starred pub and restaurant, is approximately a 30-minute walk.

Stodmarsh Road lies just 1.5 miles East Canterbury's vibrant city centre which 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 'F' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 13/7/26











Stodmarsh Road, Canterbury

Approximate Gross Internal Area = 163.28 sq m / 1757.53 sq ft

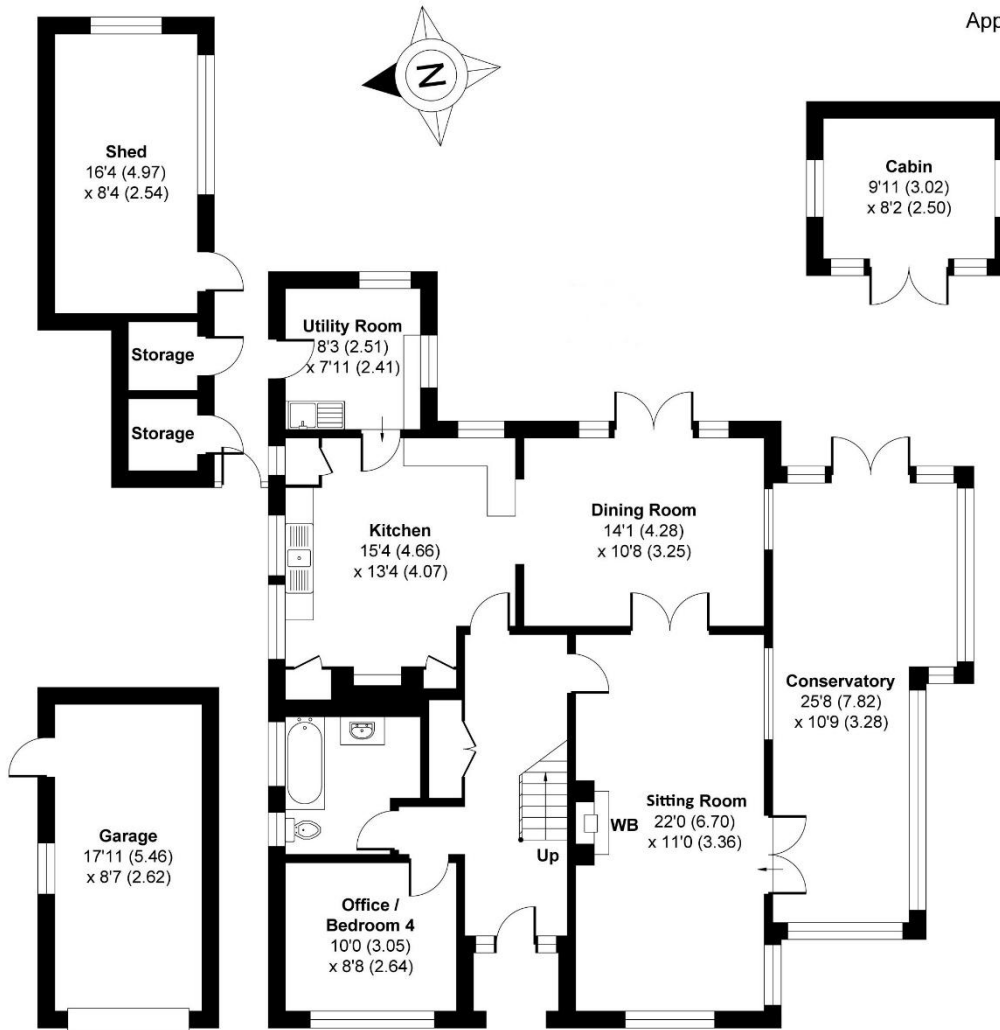
Garage = 14.31 sq m / 154.03 sq ft

Eaves = 24.13 sq m / 259.73 sq ft

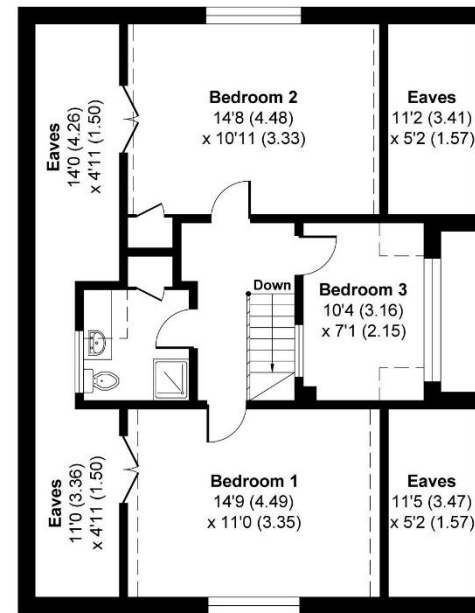
Outbuilding = 23.69 sq m / 254.99 sq ft

Total = 225.41 sq m / 2426.28 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

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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