



Harbledown Park, Harbledown, Canterbury, Kent, CT2 8NR

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£825,000 Freehold

Set within an exclusive and small development in Harbledown, Canterbury, this impressive 4-5 bedroom detached family home combines generous living space within an outstanding secluded setting.

Occupying an elevated position, yet within the city limits, the property enjoys far-reaching and uninterrupted views across picturesque orchards and the Stour Valley towards Chartham.

- Elevated position with exceptional panoramic views, with seclusion
- Spacious 4-5 bedroom detached home with versatile living areas, ideal for family life and home working
- Stylishly updated interiors
- Quiet cul-de-sac location with private driveway, double garage and beautifully landscaped rear garden
- Situated in historic Harbledown village, a mile walk from Canterbury City Centre and the Cathedral
- A short walk from both Canterbury mainline railway stations and easy vehicular access to the motorway network

Entering the ground floor, a welcoming entrance hall leads to a comfortable living room and a separate dining room which can also connect directly into the living room, a separate cloakroom and a well appointed kitchen/breakfast room. Adjacent to the kitchen is a study room from which a second staircase leads to additional flexible upper level space, suitable as bedroom 5, a home office, or hobby rooms.



Upstairs in the main house, there are three generously sized double bedrooms with integral fitted cupboards, and a well-proportioned single room.

The principal bedroom benefits from an ensuite with walk-in shower, with a stylish family bathroom, updated in recent years, serving the remaining rooms.

Outside, a private driveway leads to a double garage with electric up and over doors, and ample off-street parking. There are attractive gardens to the front and rear of the house including a welsh slate patio with a pergola supplied with lighting. There is a lean-to greenhouse to the rear of the garage.

Harbledown is a sought-after village at the fringe of the urban environment known for its character and community feel. Canterbury offers an excellent selection of shops, restaurants, cafes and cultural attractions including the renowned Marlowe Theatre and is well served by highly regarded schools, two mainline railway stations including high-speed links to London and direct services to the coastal ports of Folkestone and Dover. By car, Harbledown provides convenient access to the A2, connecting to the M2 and beyond.

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

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 23/4/26









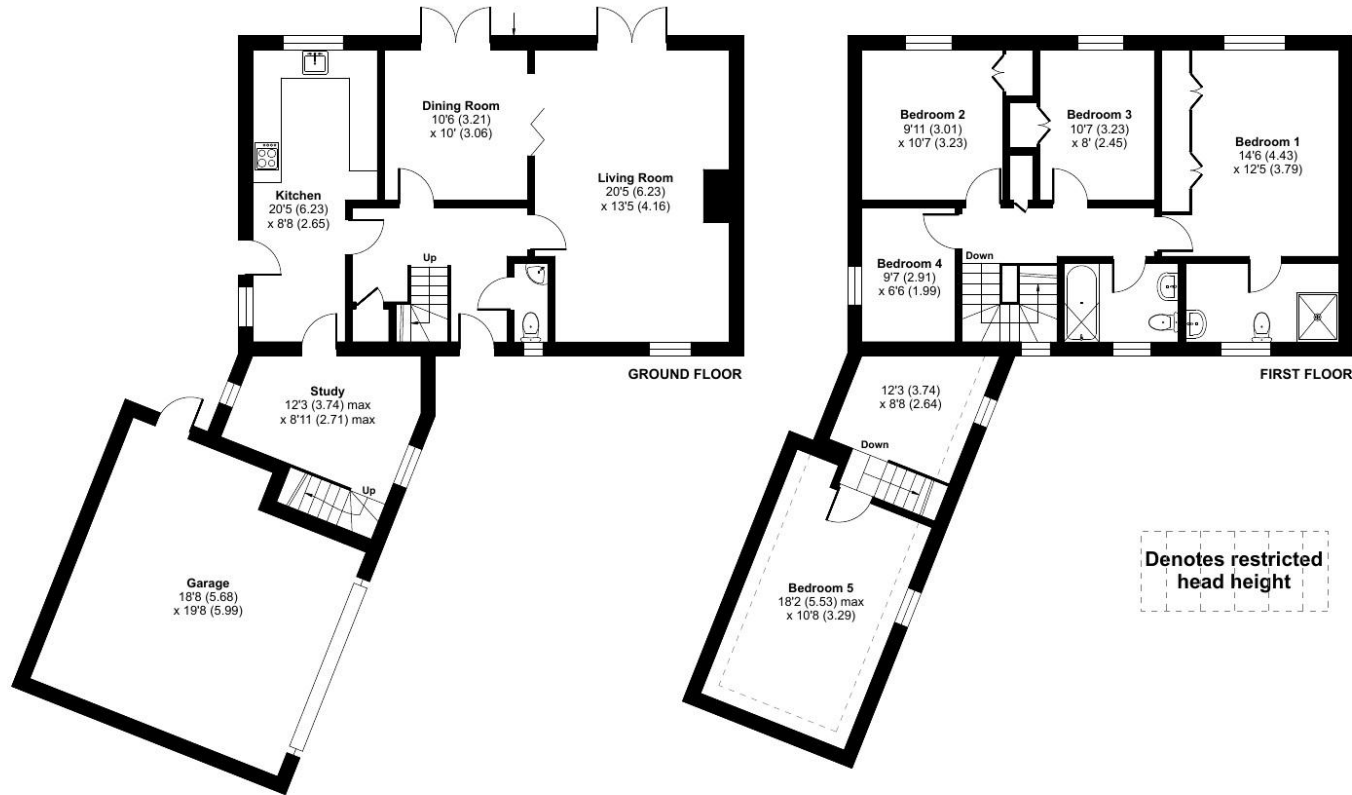




Approximate Area = 1730 sq ft / 160.7 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Garage = 344 sq ft / 31.9 sq m
 Total = 2127 sq ft / 197.5 sq m

For identification only - Not to scale

Garden
 Approximate
 73'2 (22.32)
 x 42'8 (13.06)



Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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). © nchemcom 2026. Produced for Finns. REF: 1442614

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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