

Cantis House
St Peters Lane
Canterbury
CT1 2BP

£3,995.00 Furnished

F2375

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An exceptional five bedroom detached family residence in the heart of Canterbury's historic city centre providing spacious living accommodation
Five bedrooms. Three reception rooms. Three bathrooms. Spacious modern kitchen. Cellar.

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**Cantis House
St Peters Lane
Canterbury, CT1 2BP**

An exceptional five bedroom detached family residence in the heart of Canterbury's historic city centre providing spacious living accommodation in an extremely contemporary style whilst retaining a wealth of period features throughout. The accommodation comprises on the ground floor: A beautifully appointed reception hall with feature wood burning stove and french doors leading onto the courtyard area, sitting room, a particularly spacious sitting room/dining room with vaulted ceiling, a beautifully appointed fully fitted kitchen with a sleek modern design incorporating Corian work surfaces and having bi-fold doors leading onto the courtyard garden and a separate utility room. There is also a cellar.

The first floor is accessed by two separate staircases and comprises of an absolutely stunning incredibly spacious master bedroom with beautiful en suite, a galleried walkway overlooking the sitting room/dining room links into the original section of the property where there are two further double bedrooms on the first floor (one with en suite) plus a beautifully appointed family bathroom and a library/study area. There is a further staircase leading to the second floor where there are a further two double bedrooms and a separate WC. There is an extremely attractive courtyard garden which can be accessed by all three wings of the house and is south west facing. There is an extremely large fully enclosed paved terrace perfect for outdoor entertaining which has mature trees and raised shrub borders. There are large double gates from St Peters Lane which open into the courtyard area and providing secure parking for two vehicles. Accommodation comprises (approximate measurements):

Solid oak front entrance door into:-

Reception Hall 23' 3" x 16' 9" (7.08m x 5.10m)

Feature oak beamed ceiling and walls. Feature fireplace (for ornamental purposes only). Wood effect ceramic tiles floor. Wall mounted radiators. Single glazed window to front with shutters fitted. Double glazed windows to rear plus French doors leading onto paved terrace. Oak door from Reception Hall into:-

Sitting Room 13' 8" x 12' 0" (4.16m x 3.65m)

Solid oak flooring. Feature fireplace with inset wood burning stove. Single glazed window to front with wooden shutters fitted. Radiator. TV satellite point. Door giving access to under stairs storage. Bifold glazed panel door from Sitting Room into :-

Large Open Plan Living Room/Dining Room 44' 0" x 14' 0" (13.40m x 4.26m)

Vaulted ceiling. Limestone flooring. Large double glazed windows to side over looking paved terraced courtyard garden. Large sliding patio door. Glazed panel oak door from Open Plan Living/Dining Room into:-

Kitchen 25' 6" x 14' 3" (7.77m x 4.34m)

A beautifully fitted highly contemporary Kitchen with large central island incorporating a Miele induction hob. There are two Miele built in high level electric ovens, large Samsung American style fridge-freezer and integral dishwasher. Two pairs of double bi-fold doors overlooking the paved terrace. Wood effect ceramic tiles. Oak door into :-

Utility Room /Downstairs Cloakroom 12' 10" x 7' 10" (3.91m x 2.39m)

A range of wall and base units matching Kitchen. Corian work surfaces and circular sink. washing machine and tumble drier. WC. Wall mounted radiator. Wood effect tiled flooring matching kitchen. Single glazed obscured window to side. Glazed panelled door from Kitchen and staircase leading to:-

Master Suite

Master Bedroom 33' 6" x 15' 0" (10.20m x 4.57m)

Vaulted painted beamed ceiling. Fitted carpet. Radiators. Single glazed partially obscured sash windows to rear. Double French doors to front with Juliet style balcony. Oak door from Master Bedroom into :-

En Suite Shower Room 8' 4" x 7' 11" (2.54m x 2.41m)

Wet room style shower with glass screen. Hand basin set into vanity unit. Low level WC withy enclosed cistern. Wall mounted heated towel rail. Ceramic tiled floor. Partially ceramic tiled walls. Built in cupboard housing gas fired boiler. Door from Master Suite onto:-

Walkway/Inner Hallway

Galleried overlooking the Open Plan Living Room/Dining Room. Stripped wood flooring. Double glazed windows to side. Door leading from walkway into:-

Built In Dressing Room

Shoe racks. Shelving. Hanging Rails. Further gas fired boiler. Door from Inner landing into :-

Bedroom Two (large double bedroom to front) 16' 10" x 14' 2" (5.13m x 4.31m)

Solid oak flooring. Two secondary glazed window to front. Feature fireplace (for ornamental purposes only). Exposed beamed ceiling and walls. Oak door into:-

En Suite Shower Room

Large wet room style shower enclosure with thermostatic shower fitted. Hand basin inset into vanity unit worktop. WC with concealed cistern. Oak flooring. Wall mounted radiator. Velux window. Extractor fan. Glazed panelled door from Inner Hallway into:-

Study Area

Solid oak flooring. Feature fire place (for ornamental purposes only). Single glazed windows to front. Built in book shelving. Oak door into :-

Family Bathroom

Beautifully fitted modern white suite comprising corner shower cubicle with thermostatic shower fitted. Hand basin inset into solid beech vanity unit with cupboards under and bath. Double glazed windows to rear. Ceiling mounted extractor fan. Ceramic tiled floor. Towel rail incorporating radiator. Oak door from Study Area into -

Bedroom Three (double bedroom to front) 11' 10" x 18' 4" (3.60m x 5.58m)

(into dormer window). Exposed beam ceiling. Raised platform area. Fitted carpet. Radiator. Single glazed windows to front and side. Built in wardrobe with hanging rail. Raised platform seating area for desk. Further built in cupboard with shelving. Stairs from Study area to:-



Second Floor Landing Area

Dormer window to front. Exposed beams. Fitted carpet. Radiator. Door through to:-

Bedroom Four (double attic bedroom) 15' 8" x 10' 9" (4.77m x 3.27m)

Beamed and vaulted ceiling with restricted head height. Fitted carpet. Radiator. Velux window to rear. Single glazed dormer window to front. Door from landing into:-

Cloakroom

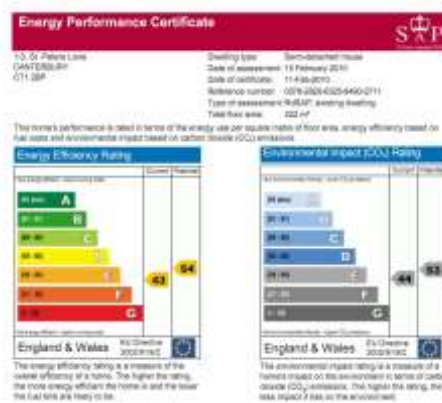
WC and hand basin. Heated towel rail. Stripped and painted floorboards. Extractor fan. Door from Landing into

Bedroom Five (double attic room) 16' 6" x 10' 10" (5.03m x 3.30m)

Beamed and vaulted ceiling. Fitted carpet. Radiator. Velux window to rear. Single glazed dormer window to front.



Rent	£3,995.00 per calendar month, exclusive of all utility bills
Deposit	A Deposit of £5,993.00 will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
Lease	Assured Shorthold tenancy of six/twelve months (twelve month let preferred)
Good Faith Deposit	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached Tenants Information Sheet
Compulsory Fees Payable	A fee of £300.00 plus V.A.T. will be payable to the Agents as part costs of preparing the Tenancy Agreement. Should a Guarantor be required in order to process your application an additional charge of £60.00 plus VAT will be payable Should a renewal of your tenancy be subsequently agreed, our administration charge for renewing the tenancy (irrespective of the length of term agreed) will be £100.00 inc VAT
Right to Rent	Before allowing a tenant to live in one of our rental properties, it is now required by law that we carry out checks to ensure that you are allowed to rent in the UK. We do this by checking that you have the valid documentation, such as an EU passport or valid working VISA. In most cases, we will simply require a copy of your UK passport. If this is not possible, a combination of other documentation may be acceptable. For further information, please contact a member of our staff.
Viewing	By appointment with the CANTERBURY office of FINN'S (1865) LTD (Tel: 01227 452111) once we are in receipt of a completed registration form
Local Authority	Canterbury City Council – Council Tax G
Special Conditions	Available June 2017. No pets, no smokers, no housing benefit. Viewings strictly by appointment only .



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