



BROAD OAK ROAD, KENT, CT2
£1,095,000 FREEHOLD

Winkworth



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A rare opportunity to purchase this beautifully presented eight bedroom property close to the centre of the historic city of Canterbury. With uninterrupted views of Kingsmead Field which now has Village Green Status along with views of the iconic Canterbury Cathedral.

The property is currently rated the number one Bed and Breakfast in Canterbury and the owners, having made the difficult decision to retire, have applied for and been granted PLANNING PERMISSION to revert the house back to a residential property.

Harriet House is an extensive property, with over 2,900 square feet of space to suit any size of family, set over three floors it provides plenty of room and flexibility in a property that has been beautifully maintained throughout and is ready to move into straight away. Each room has been tastefully decorated and window shutters have been added to finish off the stylish interiors.

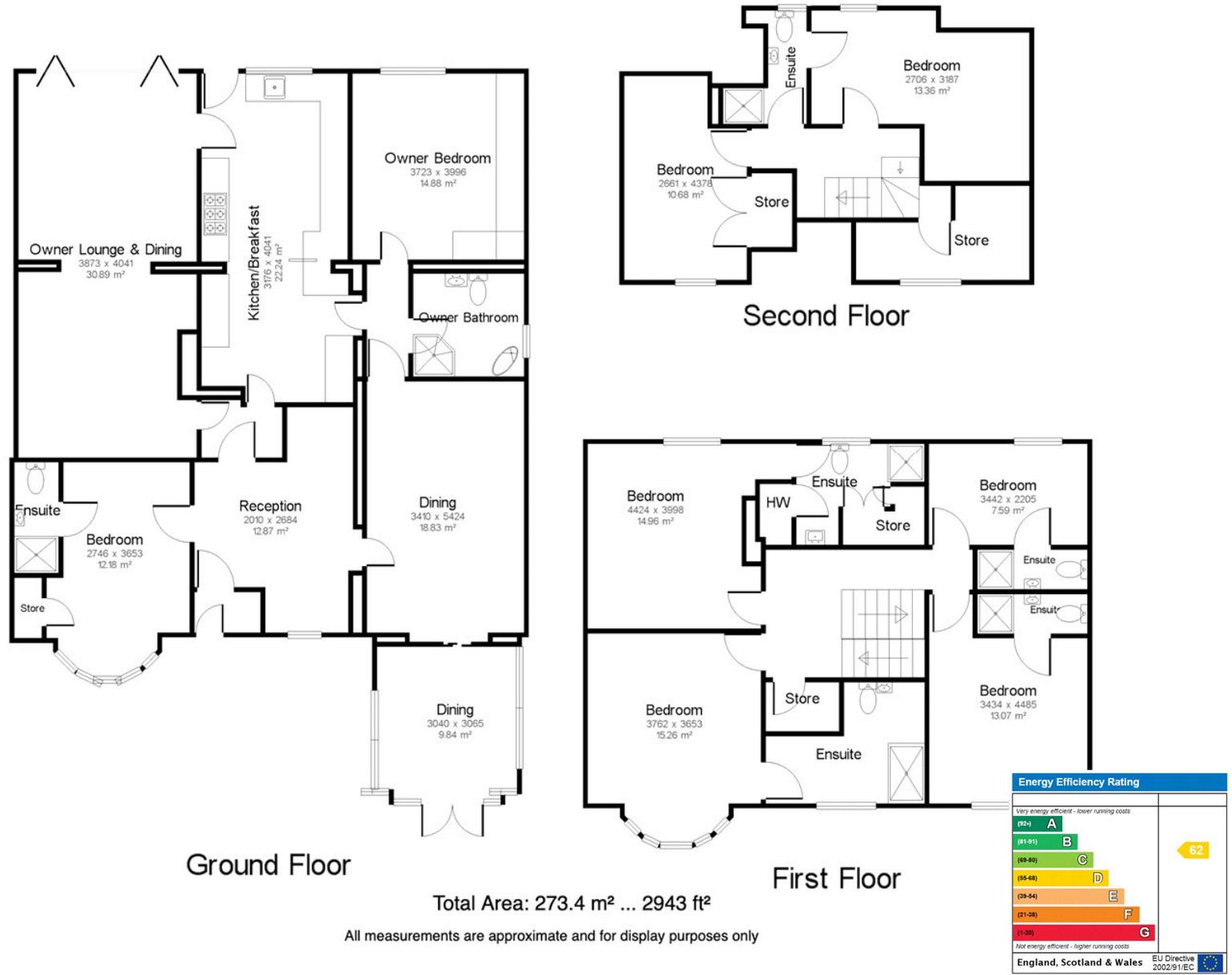
Set on an imposing plot overlooking the playing fields below, atop an embankment. These fields have been awarded village green status and therefore are protected from being built on and which give a feeling of privacy. Easy access is to the rear of the property offering plenty of secure parking for up to six cars.

Access to the property, both pedestrian and vehicular is currently in Market Way. Enter into the spacious hallway area, which gives a bright and sunny welcome and an immediate sense of light and space, leading to an array of reception rooms.

The ground floor has plenty of room and on this floor there are two double bedrooms, the current owners use one as their main bedroom which is large with Hammonds built in wardrobes a window overlooking the rear garden and an en-suite modern bathroom with shower and







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