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11 Puckle Lane, Canterbury, Kent, CT1 3JX

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Offers In Excess Of £525,000 Freehold

A unique, architect-designed detached three bedroom home, located on the highly sought-after Puckle Lane in the desirable South Canterbury area. Ideally positioned close to excellent schools, the A2 and the city centre, the property is offered for sale with no onward chain.

- Three Bedroom Detached Home
- Bright & Spacious Accommodation
- Three Reception Rooms
- Modern Kitchen & Utility Room
- Garage & Off Road Parking
- Two Bathrooms
- No Onward Chain

The accommodation is light and airy throughout. The welcoming entrance hall offers ample under-stairs storage and leads through to a spacious double-aspect sitting room featuring an attractive gas fire. This leads into a cosy snug with a large picture window overlooking the garden. The modern kitchen is beautifully designed with a range of white gloss units, quality built-in Miele and Siemens appliances, underfloor heating, and a striking vaulted ceiling with Velux windows that flood the space with natural light. From the kitchen, a door leads to the utility room and downstairs cloakroom, while French doors open directly onto the garden. A timber conservatory, although in need of some repair, provides a lovely space from which to enjoy views over the garden.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the landing leads to three well-proportioned bedrooms and the family bathroom. The main bedroom benefits from built-in storage and a spacious en-suite shower room.

Outside, the property is approached via a driveway which is shared with one neighbouring house, providing parking for two vehicles in addition to the garage, which has an electric roller door. The garden is arranged into three areas, including an excellent entertaining space with porcelain tiling and a covered seating area, ideal for al-fresco dining. A secluded side garden is mainly laid to lawn with established shrubs and flower borders, while a further rear garden area is also predominantly lawned with well-stocked borders.

Puckle Lane 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. 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 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

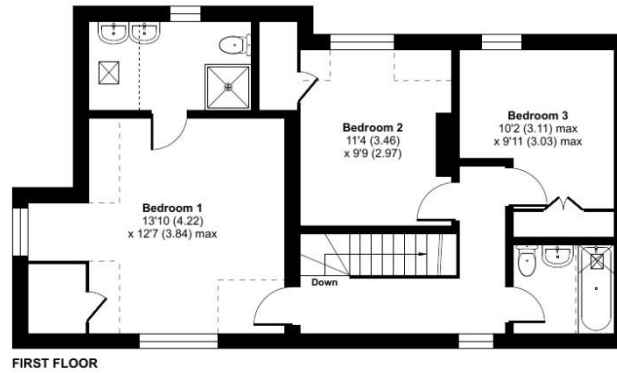
Agent's Note: 2/2/26 - We understand from the vendor that the property was underpinned in 2022/2023 by the insurance company. Further details will be made available as soon as we receive them.

Date: These particulars were prepared on 28/1/26 and amended on 2/2/26

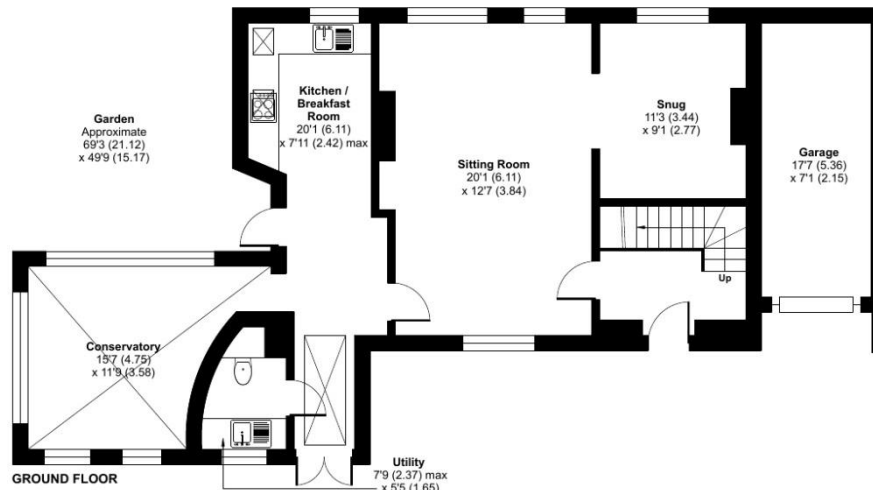




Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1412 sq ft / 131.1 sq m
Limited Use Area(s) = 95 sq ft / 8.8 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1631 sq ft / 151.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026.
Produced for Finns. REF: 1400604

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

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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