

# INIGO



## *Summer Hill*

CANTERBURY, KENT

£925,000 FREEHOLD

Colour is key in this spirited 19th-century, Grade II-listed townhouse in Canterbury, Kent. Its current owners have integrated a confident but curated palette of vibrant hues across its four storeys, with bright living spaces and four serene bedrooms. There is a long garden at the rear, and a refined first-floor veranda reached via a generous piano nobile sitting room. The house is 30 minutes on foot from the historic city centre, where two train stations run services to London in as little as 53 minutes. To the north is a particularly picturesque stretch of the Kentish coast, while to the south lies the undulating expanse of the Kent Downs National Landscape.

### *Setting the Scene*

Canterbury's heritage is not only rooted in its historical significance along pilgrimage routes to Europe but also shaped by the remarkable changes it underwent during the Georgian era. This transformative period witnessed the implementation of several urban projects, resulting in the evolution of Canterbury's town centre into a fine example of 18th and early 19th-century town planning.

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This house, part of a charming, Grade II-listed terrace, was built around this time, during the Regency era. The house cuts a handsome shape with stucco to the upper part of the façade and rusticated stone beneath. A wealth of original features testifies to its period, including a fanlight-framed front door, first-floor French doors with quatrefoil glazing, and a sweeping wrought-iron balcony with ornate designs.

### *The Grand Tour*

A set of stone steps ascends to the front of the house, passing a neat front garden stocked with mature shrubbery on the way. The original front door, painted black, opens to a long, L-shaped corridor with Moroccan floor tiles and cast-iron radiators. It connects to a boot room and a laundry room at the rear. Both have bespoke joinery characteristic of the home's inspired renovation: in the former, coat hooks, a bench and shoe storage are picked out in forest green, while the latter has pink cabinets, a deep sink and a door to the garden.

The front of the ground-floor plan is occupied by a beautiful kitchen, where generous deep red units in 'Terre D'Egypte' by Farrow and Ball pair wonderfully with original pine floorboards and a marble countertop. A Belling range is set centrally in a former fireplace, now adorned with iridescent tiles; other appliances include a Zanussi microwave, and there is a butler's sink to one side. A tall six-over-six sash window retains its original shutters and peers over the front garden. Opposite the main units is a full-height cupboard, with room in front for a dining table and chairs.

Storage has been carved out beneath the staircase, which ascends to the first floor with a burgundy balustrade and a sisal runner. At the front of the upper level is a candyfloss-pink piano nobile drawing room washed in 'Dorchester Pink' by Little Greene, with an ornate cornice, high skirting board and panelled ceiling. A turquoise-tiled former fireplace is a colourful counterpoint and has storage tucked in the alcoves on either side; at the lower level are two cupboards, which open to reveal sunshine-yellow detailing. One of these recesses has been cleverly designed to be used as a small hidden desk. A pair of French doors with charming quatrefoil details draws in light and provides access to the veranda.

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At the rear of the first floor is a double bedroom and an exquisite bathroom with a generous bathtub and a walk-in shower. The details here are sublime: Bert and May floor tiles pair with more opalescent wall tiles, while the window shutters and skirting boards are painted pink. Carved out at the far end is an alcove painted a fabulous shade of tangerine ('Hopper's Hat' by Fired Earth), fitted with storage and a white basin.

Stairs ascend again to the second floor, where there are three further bedrooms. The primary is at the front, with powder-pink walls, a monochromatic marble-lined former fireplace, and a wealth of storage. A partition wall provides walk-in wardrobe storage at the far end. There is a shower room on this level, with walls wrapped in arresting tiles of varying shades of blue-green.

There is also a sizeable cellar, used presently for storage.

### *The Great Outdoors*

Gardens bookend the house; in the front, established evergreens grow and extend a warm welcome throughout the year. The space in the rear is generous and largely left to lawn, save for some mature trees and shrubs. It houses plenty of scope for the keen horticulturalist to get growing, and has an outdoor store with room for tools and equipment.

The first-floor balcony is a refined space where the home's Georgian lineage is particularly palpable. It has space for chairs and a table to while away an afternoon reading.

### *Out and About*

The house lies in Harbledown, a sweet village on the fringes of Canterbury. Surrounded by fruit orchards that exemplify the beauty of the Kent countryside, Harbledown has day-to-day amenities including a village hall, a local primary school, post office and a handsome church. Duke's Meadow, close to the house, is brilliant for dog walkers or for afternoon strollers and Canterbury West Station is within walking distance rendering the village a popular choice with commuters.



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Canterbury is a thriving city that is brimming with history and culture: institutions include Canterbury Cathedral, dating from 597AD, the Marlowe Theatre, Gulbenkian Arts Centre and Canterbury Castle. Canterbury is also renowned for the canals that cut through it, where punting is a favoured pastime.

The cobbled streets have many shops, restaurants, and pubs flanking both the High Street and the streets that lead off it. Highly regarded restaurants and eateries include Corkk for English sparkling wine, while Posilipo is known for its authentic Italian cuisine. Just beyond the city walls, The Goods Shed has wide acclaim for its buzzy atmosphere, market fare, and locally sourced ingredients.

Nearby Fordwich, England's smallest town, is home to the Michelin-starred Fordwich Arms where guests can enjoy both tasting and a la carte menus in a refined yet laid back pub-style atmosphere. The Pig's Kentish offspring has bedded down at Bridge Place, a beautiful red brick building just a short drive from the house, perfect for placing guests or for a special lunch.

Harbledown is also well-placed for access to the Kentish coast; via the famed Crab and Winkle Way, cyclists can safely reach Whitstable and enjoy the rolling landscape as the travel. By car Whitstable can be reached in around 20 minutes, Herne Bay in around 25, and Margate in around three-quarters of an hour. To the south, the Kent Downs National Landscape provides an almost endless array of additional walking and cycling routes.

Along with a local school, The Canterbury Primary School, there is a prep school, Kent College Infant and Junior School, nearby, with its senior school only slightly further beyond. Other well-regarded private options include The King's School, Canterbury.

Canterbury West station is around a six-minute drive, an eight-minute cycle, or a 22-minute walk from the house, and runs quick services to St Pancras. A similar distance away, Canterbury East station runs services to London Victoria and Dover. The city is well-connected by road; London is an hour and a half drive via the M2, and the A2 provides access to the continent.

Council Tax Band: F

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.