

13 Ethelbert Road
Canterbury | Kent | CT1 3ND

FINE & COUNTRY

Step inside

13 Ethelbert Road

This distinguished Victorian residence on the prestigious Ethelbert Road represents a rare opportunity to acquire an elegant family home of exceptional scale and character in one of Canterbury's most sought-after addresses. Extending to over 3,300 sq. ft., the property seamlessly combines period grandeur with contemporary luxury, creating a home perfectly suited to modern family living and sophisticated entertaining.

Positioned within a quiet, leafy residential enclave just moments from the historic city centre, Ethelbert Road takes its name from the 6th-century King Ethelbert and is renowned for its collection of substantial late Victorian homes that define the area's enduring character and prestige. The property enjoys the perfect balance of tranquillity and connectivity, with Canterbury's high-speed rail links to London within easy walking distance, delivering journeys to the capital in under an hour.

From the moment of arrival, the home's architectural pedigree is immediately apparent. A grand reception hall welcomes guests, where an original sweeping staircase sets the tone for the elegant interiors beyond. Throughout the property, a wealth of beautifully preserved period features, including ornate cornicing, soaring ceilings, original fireplaces and generous proportions, reflect its Victorian heritage while harmonising effortlessly with carefully considered modern enhancements.

The principal living spaces have been designed to offer versatility and refinement. Two impressive reception rooms provide elegant settings for formal entertaining and relaxed family gatherings, while a dedicated study offers a peaceful environment for home working. At the heart of the home lies a spectacular newly renovated David Salisbury kitchen conservatory, an exceptional open-plan kitchen, dining and living space flooded with natural light through expansive glazing and high vaulted ceilings. Overlooking the gardens, this stunning space features premium integrated appliances, bespoke cabinetry and extensive areas for dining and relaxation, with large doors opening directly onto the terrace to create an effortless connection between inside and out.

The accommodation is equally impressive. The first floor hosts a luxurious principal suite complete with an en suite bathroom and separate bathing area, alongside two further generous double bedrooms and a family bathroom. The second floor offers remarkable flexibility, featuring two additional bedrooms, a bathroom and a fully equipped open-plan kitchen, dining and living space with sleeping alcove, ideal for multi-generational living, guest accommodation or independent family members.

Further enhancing the home's lifestyle credentials is a dedicated lower ground floor cinema and games room, providing the perfect retreat for entertainment and leisure.

Outside, the property is approached via an expansive brick-paved driveway with parking for up to four vehicles. The beautifully maintained rear gardens provide a private and peaceful sanctuary, with level lawns framed by mature planting, topiary screening and established flower borders. A charming gravelled terrace, adorned with pots and seasonal planting, creates an idyllic setting for al fresco dining, summer entertaining and family enjoyment.

A home of remarkable presence, heritage and versatility, this exceptional Victorian residence offers timeless elegance, expansive accommodation and an unrivalled location at the heart of Canterbury's most desirable residential quarter.

















Seller Insight

Having lived on Ethelbert Road, one of the things we have appreciated most is the effortless balance between peaceful residential living and immediate access to everything Canterbury has to offer. This is a genuinely prestigious, tree-lined road where beautiful Victorian homes sit within mature surroundings, creating a calm and established atmosphere just moments from the city centre.

For families, the location is exceptional. Some of Canterbury's most highly regarded schools are within easy reach, including The King's School, Kent College, St Edmund's School, Simon Langton Grammar School for Boys, Simon Langton Girls' Grammar School, Canterbury Academy and several highly regarded primary schools. Whether travelling by foot, bicycle, bus or car, school journeys are remarkably convenient.

Healthcare facilities are equally accessible, with Kent and Canterbury Hospital located just a short distance away. This proximity has always provided great convenience and peace of mind for everyday healthcare needs and visiting appointments.

One of the major advantages of living here is the outstanding connectivity. Canterbury's two main railway stations, Canterbury West and Canterbury East, are both easily accessible. Canterbury West offers the highly regarded High-Speed service to London St Pancras International, with journey times of under an hour, making the property particularly attractive for commuters who wish to enjoy a historic cathedral city lifestyle without sacrificing easy access to the capital.

Public transport is excellent, with regular bus services operating nearby and providing connections throughout Canterbury, the surrounding villages and the Kent coastline. However, much of daily life can be enjoyed on foot due to the property's central location.

The historic city centre is only a short stroll away and has become an extension of our living space. Canterbury offers an outstanding mix of independent boutiques, national retailers, cafés, restaurants and cultural attractions. The city's charming medieval streets, alongside modern shopping facilities, create a unique atmosphere that appeals to residents and visitors alike.

For sport and recreation, the property is ideally positioned. The home lies close to Canterbury Rugby Football Club, one of the country's most respected community rugby clubs, as well as the historic Kent County Cricket Ground at Canterbury, home to Kent Cricket and host to county and international fixtures during the summer months. These facilities contribute to the vibrant community feel that makes this area so desirable.

Everyday convenience is equally impressive. Sainsbury's Superstore is located just up the road, making grocery shopping quick and straightforward, while the popular local café nearby, open seven days a week, has become a favourite destination for morning coffee, breakfast meetings and relaxed weekend visits.

*What truly sets Ethelbert Road apart is the ability to enjoy a quiet and distinguished residential setting while being moments from outstanding schools, healthcare, transport connections, sporting facilities, shopping, dining and culture. It is a location that offers not simply a beautiful home, but an exceptional lifestyle at the heart of one of Kent's most celebrated cathedral cities.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.














Guest Accommodation


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Travel

By Road:	
Canterbury West Station	1.6 miles
Canterbury East Station	0.7 miles
Dover Docks	17 miles
Channel Tunnel	16 miles
Gatwick Airport	65 miles
Charing Cross	63 miles
Central London	61.9 miles
London City Airport	58.4 miles

By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

By Train from Canterbury East	
Charing Cross	1h 55mins
Victoria	1h 33mins
Dover Priory	20 mins

Leisure Clubs & Facilities

St Lawrence Cricket Ground	01227 473612
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Kingsmead Leisure Centre	01227 769818

Healthcare

Canterbury Health Centre	03000 426600
Northgate Medical Practice	01227 208556
Canterbury Medical Practice	01227 463128
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

Education

Primary Schools:	
Wincheap Foundation Primary	01227 464134
St Stephens Junior	01227 464119
The Canterbury Primary	01227 462883
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000

Secondary Schools:	
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 475000
St Edmunds	01227 763231
The Worthgate School	01227 866540

Entertainment

Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Curzon Cinema	01233 555644
Pinocchios	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402

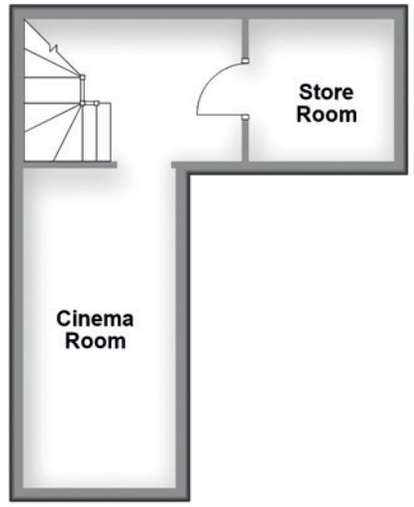
Local Attractions / Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum
Whitstable Harbour
The Canterbury Tales
Westgate Towers Museum & Viewpoint
Canterbury Roman Museum
St Augustine's Abbey
Canterbury Norman Castle
Beaney House of Art and Knowledge



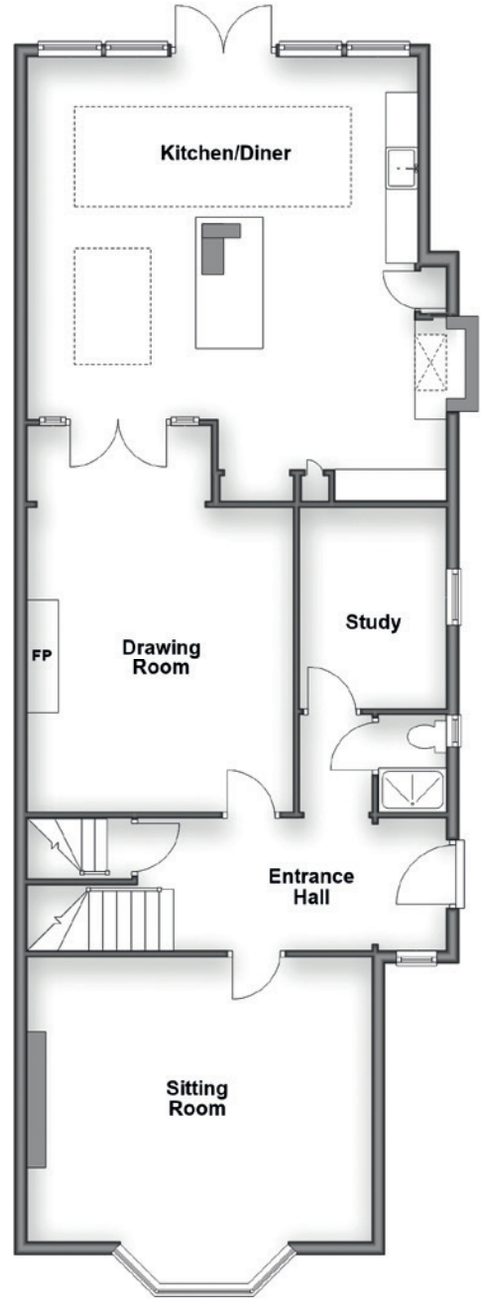
Basement

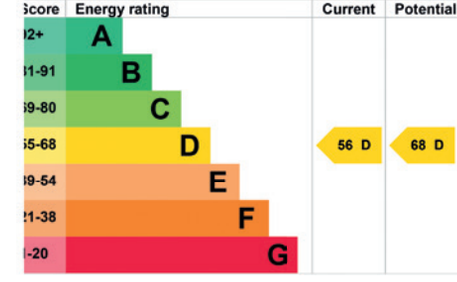
Approx. 22.3 sq. metres (240.1 sq. feet)

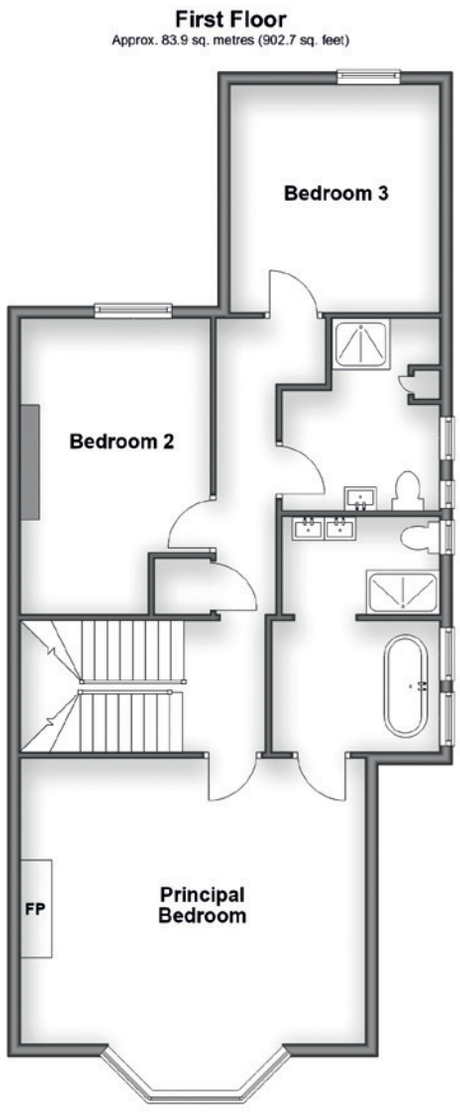


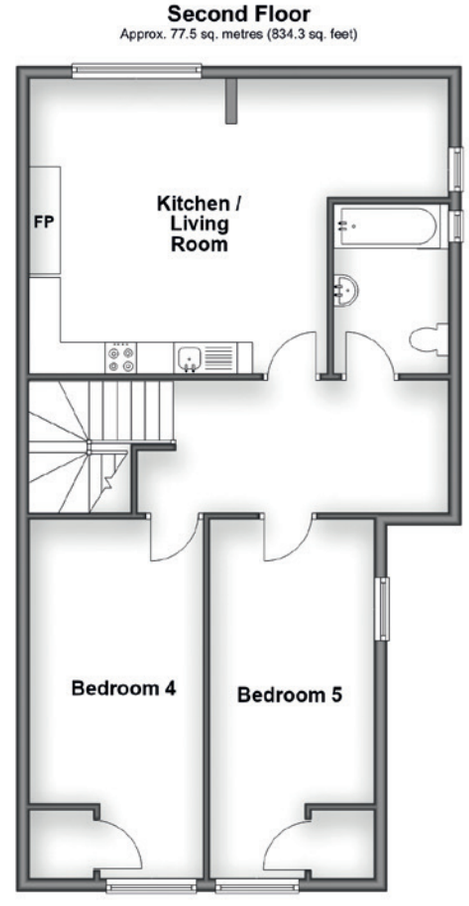
Ground Floor

Approx. 118.6 sq. metres (1276.3 sq. feet)









BASEMENT

Snug	15'5 x 7'2 (4.70m x 2.19m)
Store Room	

GROUND FLOOR

Entrance Hall	
Shower Room	
Study	9'6 x 7'7 (2.90m x 2.31m)
Drawing Room	18'0 x 14'10 (5.49m x 4.52m)
Sitting Room	19'3 x 13'11 (5.87m x 4.24m)
Kitchen/Diner	22'8 x 19'10 (6.91m x 6.05m)

FIRST FLOOR

Landing	
Principal Bedroom	17'11 x 14'10 (5.46m x 4.52m)
En Suite Bath/Shower Room	13'0 x 8'6 (3.97m x 2.59m)
Bedroom 2	15'11 x 10'0 (4.85m x 3.05m)
Bedroom 3	11'11 x 10'10 (3.63m x 3.30m)
Shower Room	9'6 x 8'6 (2.90m x 2.59m)

SECOND FLOOR

Landing	
Living Room/Kitchen	22'5 (6.84m) narrowing to 16'6 (5.03m) x 15'7
Bedroom 4	18'8 x 8'8 (5.69m x 2.64m)
Bedroom 5	18'8 x 9'0 (5.69m x 2.75m)
Bathroom	8'5 x 5'10 (2.57m x 1.78m)

OUTSIDE

Rear Garden
Driveway

Council Tax Band: G
Tenure: Freehold

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 17.11.2026

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