



The Lodge
Nackington Road | Canterbury | Kent | CT4 7AX



Step inside

The Lodge

You could be forgiven for thinking that you have discovered superb examples of Tudor houses as you sweep through the wrought iron gates into Nackington Court, where you will find a charming enclave of five beautiful detached properties that includes The Lodge. However the properties were actually only built about 28 years ago to a very high standard, replicating all the wonderful features of a bygone era but with all the mod cons associated with contemporary living. This delightful family home is the first property you come to and it is accessed via a five bar gate leading to a detached double garage and a very spacious gravelled parking area interspersed with shrubs and a wooded area screening the property from the road. It has instant kerb appeal with its mellow brick, cream and brown exterior, high chimney stack, wood framed leaded light style windows, an impressive oak framed porch and a lovely wood front door.

This opens into the gorgeous dining hall with its panelled walls and terracotta tiled flooring that makes a wonderful space for entertaining friends and family and looks stunning dressed overall for Christmas. A pair of oak panelled doors open into the very attractive triple aspect living room with French doors to the garden, exposed wall and ceiling beams and a central brick fireplace as a focal point. This currently has an electric log burner style fire but it can revert to a real fire or a log burner if required. A wood panelled door also opens from the hall into the family space that includes a charming breakfast area with French doors to the garden and the kitchen with its gas Aga and traditional units housing stand-alone appliances as well as brick peninsular, a pantry and a door to the utility room with a second oven, laundry facilities and access to the hall. This floor also includes a cloakroom, a coat/understairs cupboard and a beautiful oak staircase leading to the first floor.

The attractive landing has wall beams and leads to the family bathroom and five bedrooms. There is a fascinating double height single with a cross beam and views over farmland that makes an excellent office for anyone working from home, three doubles with dual aspect and fitted wardrobes and the dual aspect, first bedroom with built in cupboards and a panelled en suite double shower room.

Outside there is a spacious rear terrace for al fresco dining and outdoor entertaining and a large lawned area with mature trees and shrub borders as well as a tall copper beech hedge providing privacy and security. The attractive pitched roof double garage has been designed to replicate the exterior of the house and could always be converted to include first floor accommodation as an annex for adult children or elderly relatives, an office/games room. Alternatively, the whole building could be converted into a totally independent dwelling subject to the appropriate planning permission as there is even room at the rear of the garage for a separate garden area.





Seller Insight

“ We bought this house from new 28 years ago and have always loved everything about this wonderful home. Not only is it a very pleasant place to live but also great for entertaining. Interestingly enough hardly any of the five houses have changed hands over the years as all the delightful neighbours enjoy the surroundings as much as we have. However, it is now time to downsize and let another family take over the reins. We have always loved the quiet location but still being close to the city and schools for the kids. There are excellent places to go for country walks and we can even stroll into Canterbury in about half an hour where we can enjoy the high street stores, independent shops, restaurants, bars, two theatres and two cinemas.

We are also very close to the St Lawrence County cricket ground for any cricketing enthusiasts and there are very good state and private secondary schools in the vicinity as well as three universities, two mainline stations and two hospitals. Other sporting facilities include the leisure centre and swimming pool, Polo sports club and the Canterbury golf club. If you want to go further afield you can be in London within an hour using the high speed train from Canterbury West or you can go to Dover and Folkestone for trips to the Continent. As well as the cathedral there are a wide variety of other historic and interesting attractions to see including the Canterbury Norman Castle, the Canterbury Tales, St Augustine's Abbey, Canterbury Heritage Museum, the Westgate, The Beaney House and the Canterbury Roman Museum. *

* 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.





Travel Information

By Road:	
Canterbury West Station	2.6 miles
Canterbury East Station	1.7 miles
Ashford International	15.5 miles
Dover Docks	17.1 miles
Channel Tunnel	16.7miles
Gatwick Airport	76.3 miles
Charing Cross	63.0 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:	
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

Entertainment

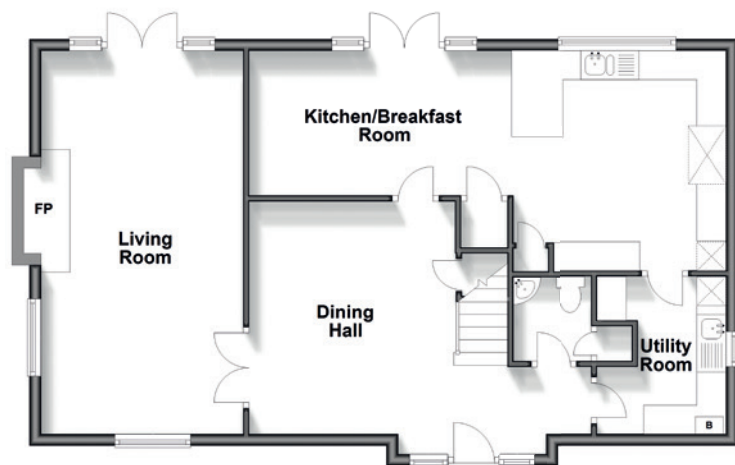
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Pinocchio's	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wildlife Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

Ground Floor

Approx. 79.5 sq. metres (856.1 sq. feet)



GROUND FLOOR

Dining Hall	19'6 x 13'6 (5.95m x 4.12m)
Living Room	21'9 x 11'6 (6.63m x 3.51m)
Kitchen/Breakfast Room	27'2 x 12'2 (8.29m x 3.71m)
Utility Room	9'4 x 7'4 (2.85m x 2.24m)
Cloakroom	

FIRST FLOOR

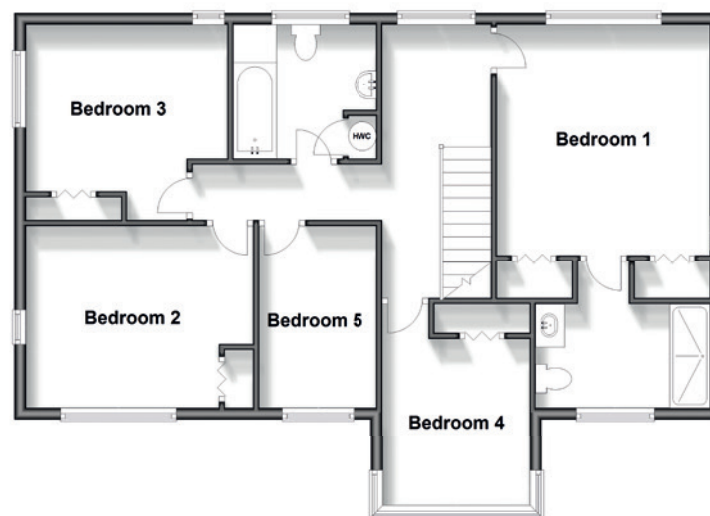
Bedroom 1	13'0 x 12'1 (3.97m x 3.69m)
En Suite Bath/Shower Room	
Bedroom 2	12'9 maximum x 10'3 (3.89m x 3.13m)
Bedroom 3	12'0 x 11'7 (3.66m x 3.53m)
Bathroom	8'4 x 7'6 (2.54m x 2.29m)
Bedroom 4	10'11 x 8'4 (3.33m x 2.54m)
Bedroom 5	10'3 x 6'8 (3.13m x 2.03m)

OUTSIDE

Rear Garden	
Front Garden	
Double Garage	20'1 x 19'9 (6.13m x 6.02m)

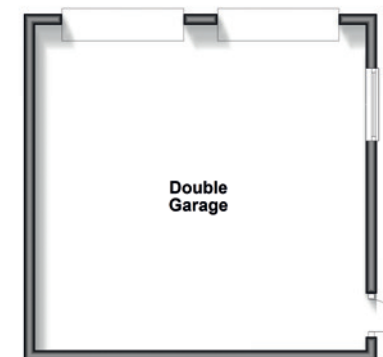
First Floor

Approx. 82.8 sq. metres (891.4 sq. feet)



Outbuilding

Approx. 37.0 sq. metres (393.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

£1,250,000

Council Tax Band: G

Tenure: Freehold



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 © 2024 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 07.03.2024





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