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Court Lodge, Nackington, Canterbury, Kent

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Court Lodge, Church Lane, Nackington, Canterbury, Kent CT4 7AE

Court Lodge is situated in one of Canterbury's finest locations. The hamlet of Nackington is approximately 2.5 miles south of the city centre. Church Lane is a peaceful no through road off the Stone Street (B2068). There are excellent road and rail links to both London and Europe, St Pancras 58 minutes and a 20 minute drive to the Channel Tunnel Terminal.

The Property

The main part of this Grade II property is Georgian with brick elevations and sash windows beneath a tiled roof. The pre-Georgian part of the house is timber framed, with the Kitchen and Dining Room being 20th century additions.

Court Lodge Stables is a two bedroom converted barn completed in 2013 and having a separate gated entrance. It has traditional weatherboard elevations, a slate roof and internally completed to a high specification.

Surrounds

The grounds and garden extend to approximately one acre and include Court Lodge Stables together with a large barn, garages, timber building and greenhouse.

A further paddock of approximately four acres is available by separate negotiation.

Price: £1,250,000

Viewing: Strictly by appointment through Finn's, Canterbury tel: 01227 454111. If you are unsure about any details of the property please speak to a member of Finn's who has seen the property prior to your visit.

Services: Mains water, electricity, drainage and a working well. Oil-fired central heating to both Court Lodge Farmhouse and Court Lodge stables.

Tenure & Possession: Freehold with vacant possession.

Council Tax: Canterbury City Council. Court Lodge has Tax Band "G" and Court Lodge Stables has Tax Band "C" according to the website of the Valuation Office Agency (www.vo.gov.uk).

Court Lodge

Entrance Hall with staircase to first floor, door to a small walled garden, cloaks cupboard and door to:

Drawing Room: a well-proportioned double aspect room with large windows and tall ceilings typical of the Georgian period, fireplace with log burner on a raised hearth.

Cellar: 5.58m x 4.57m (including the wine store).

Study with connecting doorway to the utility room.



Sitting Room with feature fireplace and brick built chimney breast with log burner, opening to:

Dining Room with door to: **Kitchen**: fitted with a range of wall and floor units with worktops over, oil-fired Aga, Neff split-level oven with grill, Neff ceramic hob, double-bowl sink with mixer tap, door to rear porch.

Utility Room: fitted with a range of wall and floor units with worktops over and with plumbing for washing machine. Adjacent is an airing cupboard with immersion tank.

Bathroom: fitted with a panelled bath, pedestal basin and WC.

First Floor: Half-landing leading to **Bedrooms 2, 3 and 4** all with the benefit of built in wardrobes. Also at this level is the family **Bathroom** with panelled bath, low-level WC, wash basin with vanity cupboard under, walk in airing cupboard and access to loft space.

From the half landing a further flight of stairs leads to an Upper Landing leading to:

Bedroom 1: a bright and spacious room with large windows and tall ceilings and with the benefit of fitted wardrobes and dressing table to one wall, TV point and door to: **Dressing Room**.

Court Lodge Stables

Court Lodge Stables is a secondary house created from a recently converted barn just to the north-west of the house and is connected to Court Lodge Barn by a covered entrance with electric gates. Court Lodge Stables has weatherboard elevations beneath a slate roof. The accommodation is laid out below:

Ground Floor:

Wet Room: wash basin and WC, ladder chrome-plated heated towel rail.

Sitting Room: log burner, door to garden and door to: **Dining Room** with vaulted ceiling.

Kitchen: range of wall and floor units with worktops over, stainless steel drainer, 1½ bowl sink, electric cooker, oven with extractor over and integrated fridge/freezer.

First Floor: Galleried Landing

Bedroom 1: with built-in wardrobe. **En-Suite Bathroom** fitted with WC, bath with shower over, pedestal basin, chrome plated heated towel rail

Bedroom 2: with built-in wardrobe. **En-Suite Bathroom** fitted with WC, bath with shower over, pedestal basin, chrome plated heated towel rail.



Court Lodge Barn

Court Lodge Barn is a brick and timber-framed barn with cart entrances to front and back, weatherboard cladding and a corrugated roof.

Separate triple garage

Outbuilding to Court Lodge

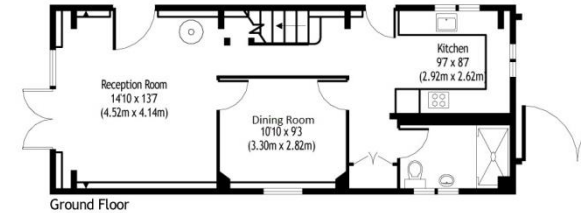
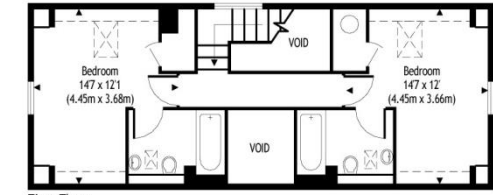
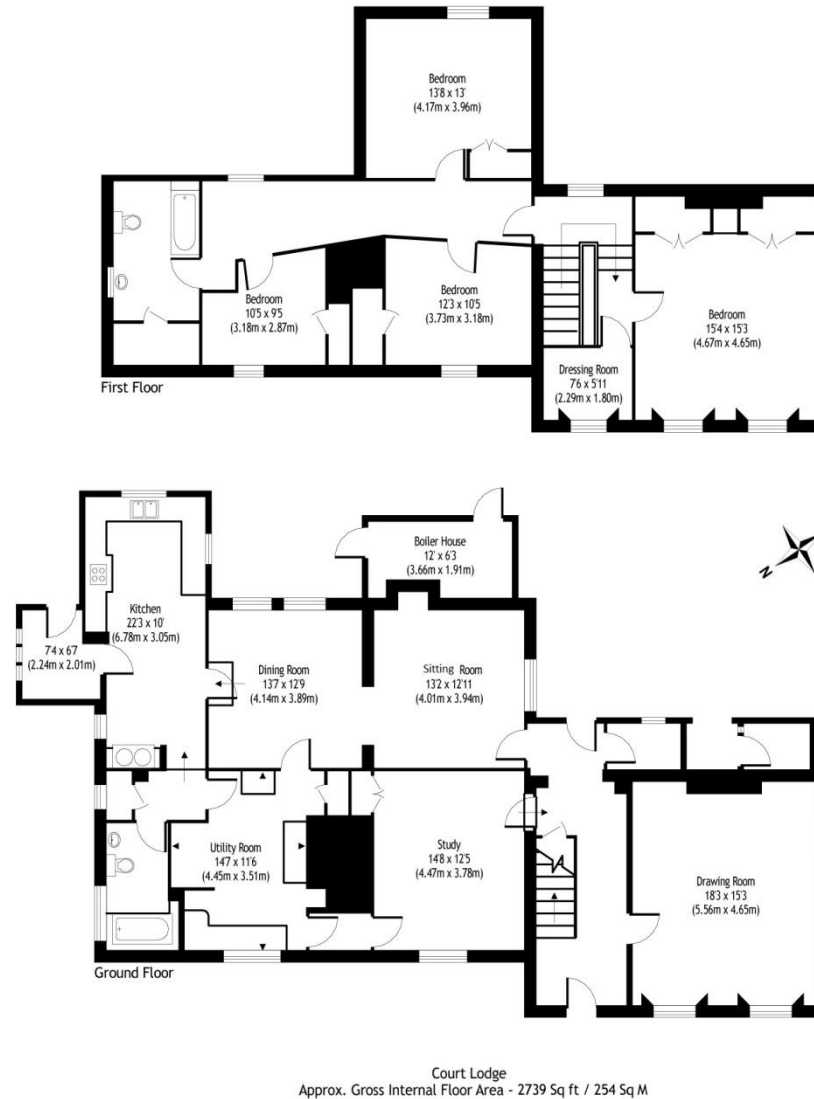
This building is of timber-framed construction with weatherboard cladding and a corrugated roof being used a general store.

Outside

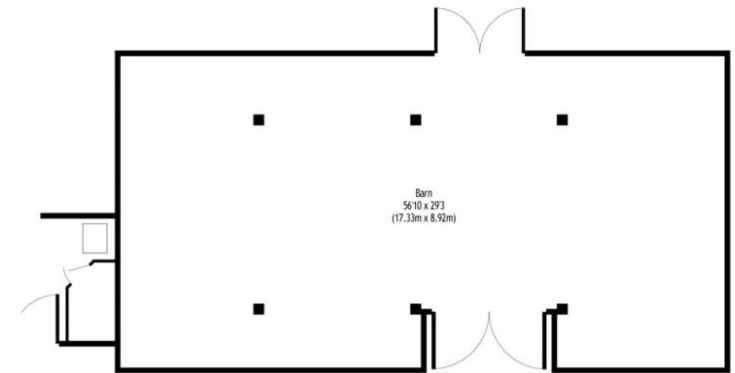
The plot, including the gardens, grounds and outbuildings extend to approximately 1 acre and a paddock of a further 4 acres is available by separate negotiation.

The gardens to the house are divided into a number of areas and laid to lawn with vegetable beds, a greenhouse; the lower area of the garden is enclosed by the house, the Barn and Court Lodge Stables.

There is a driveway with parking for a number of cars leading up to the main house and a gravelled parking area for Court Lodge Stables opening directly into the garden of Court Lodge itself.



Court Lodge Stables - 1104 Sq ft / 103 Sq M



Court Lodge Barn

Agent's Note: To include all carpets and curtains. 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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The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
Tel: 01843 848230

