



Nackington Road
Canterbury | Kent

 Sandersons





Nackington Road

Nackington Road - CT4 7AX

Asking Price £895,000

For Sale

A substantial detached house which has a self-contained annex and scope to be able to accommodate a variety of living needs.

- Self contained 1 bedroom annex
- West facing rear garden
- Accommodation in excess of 3,000 sq. ft.
- Triple garage with power, lighting and a water supply
- Substantial plot measuring approx. 3/4 of an acre
- 0.1 miles from outstanding secondary school
- 4 double bedrooms and 3 bathrooms
- Desirable South Canterbury location





The Property

This substantial detached house with accommodation in excess of 3,000 sq. ft is located in the desirable South Canterbury area, sits in grounds of approximately 3/4 of an acre and provides a fantastic opportunity to put your own stamp on a property. The current layout also allows for part of the house to be used as a self-contained annex. The spacious living room has a feature fire place and large window which overlooks the gardens and floods the room with natural light. The dining room flows off the living room and leads onto the conservatory which has under floor heating and French doors that open onto the large rear garden. The kitchen has plenty of storage space and comes with an eye level oven, an electric hob and space for a free standing fridge/ freezer and washing machine. Just off the kitchen is a utility room or the annex kitchen with its own separate entrance. The annex lounge is located just off the kitchen with a door onto the garden and stairs that lead to a double bedroom upstairs and a bathroom which can be separated from the rest of the upstairs. The master bedroom comes with a selection of fitted wardrobes, views over the rear garden and an en-suite. Completing upstairs there are two further double bedrooms both of which overlook the rear garden. The main bathroom has a large corner bath with shower over, a basin and a W.C.

Outside

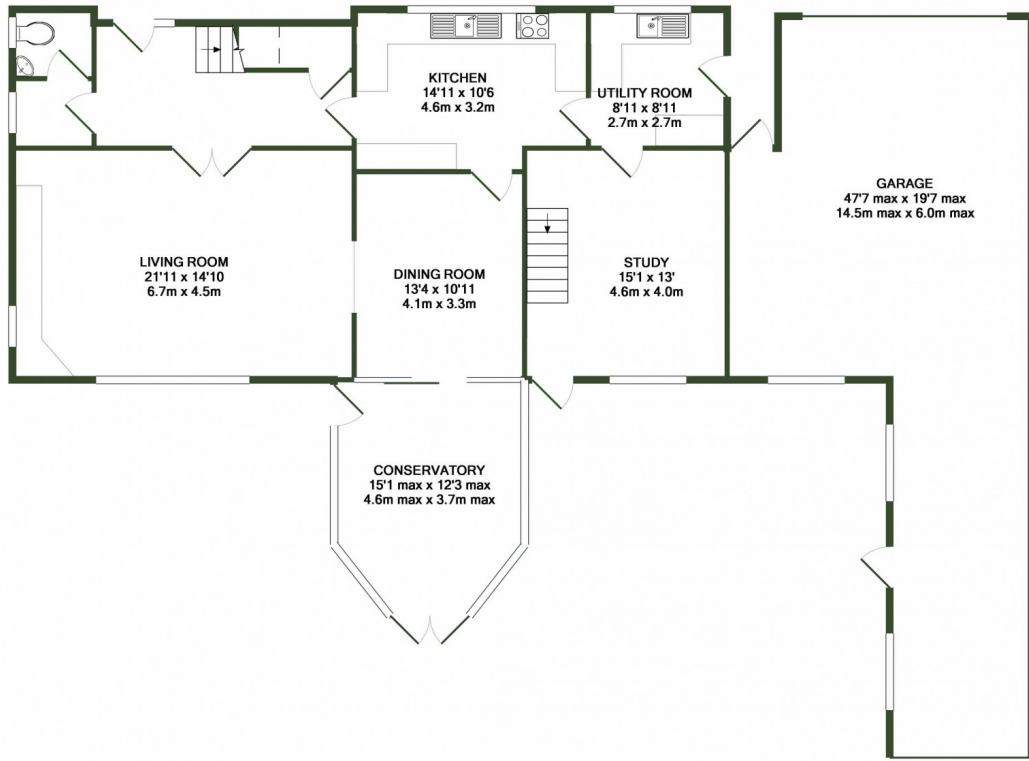
The property sits in grounds that measure approximately 3/4 of an acre. The main house is set back from the road and is accessed via a long driveway which has parking for several cars. The remaining front garden is laid to lawn with a small woodland copse to the front which gives the feeling of seclusion. The triple garage has an electric up and over door, lighting, a water supply and a rear door for access. The large rear garden is west facing and is mainly laid to lawn with mature trees dotted throughout which include a Willow, a Red Plum and a Spruce Fir Tree. At the rear of the garden there is a large outbuilding that measures 24ft. x 16ft. and some additional garden space hidden behind a hedge.

Location

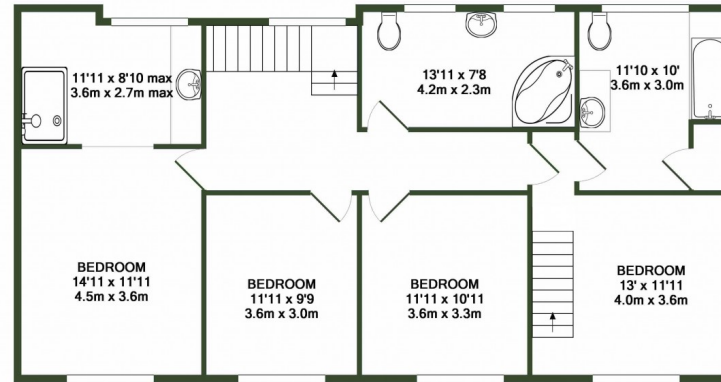
Nackington Road is just over 1 mile from the city centre and situated in the popular South Canterbury area. The Simon Langton Boys Grammar Schools is just 0.1 miles walk away from the property and was rated as Outstanding in its recent Ofsted report. Simon Langton Girls Grammar is located on Old Dover Road 0.8 miles away and was rated as good in its latest Ofsted report. The property is conveniently located for sports facilities with Kent Country Ground just 0.4 miles walk away and Canterbury Rugby Club only 0.3 miles away. The Kent & Canterbury hospital is only 0.7 miles away and The Chaucer Hospital is only 0.1 miles walk away, making it ideal for those working in the health care profession. For those needing to commute, Canterbury East train station is 1.3 miles away whilst Canterbury West station, with its high speed service to St Pancras, is 2.2 miles away by car. For those in need of retail therapy Canterbury hosts an array of shops and boutiques, along with fine dining and restaurants serving dishes from across the globe. To complete Canterbury's unique experience, there are welcoming pubs and wine bars.







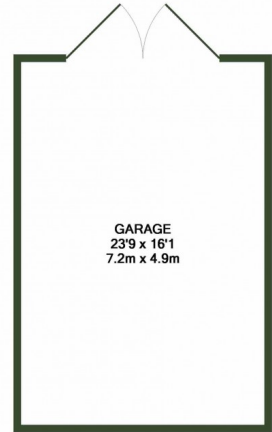
GROUND FLOOR
APPROX. FLOOR
AREA 1895 SQ.FT.
(176.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1076 SQ.FT.
(100.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3354 SQ.FT. (311.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTBUILDING
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

PROPERTY INFORMATION

Tenure

The property is freehold and is offered for sale with vacant possession upon completion.

Local Authority

Canterbury City Council - 01227 862000. Kent County Council - 0845 247 247.

Council Tax

To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands.

Services

Mains water, drainage, electricity and gas.

DIRECTIONS

From Junction 7 of the M2, take the 4th exit onto Boughton Bypass (A2). Take the exit towards Canterbury/Harbledown (A28) which will merge onto A2050. Go straight across the first roundabout and at the next, take the 3rd exit onto Rheims Way (A290). Continue straight across the next roundabout onto Pin Hill (A28) and at the next roundabout take the third exit onto Old Dover Road. Continue along Old Dover Road and as you pass the Kent Cricket Ground take the right turn at the traffic lights onto Nackington Road (B2068). Continue along Nackington Road for 0.6 miles the driveway is located just after the Langton Lane junction on your right hand side.

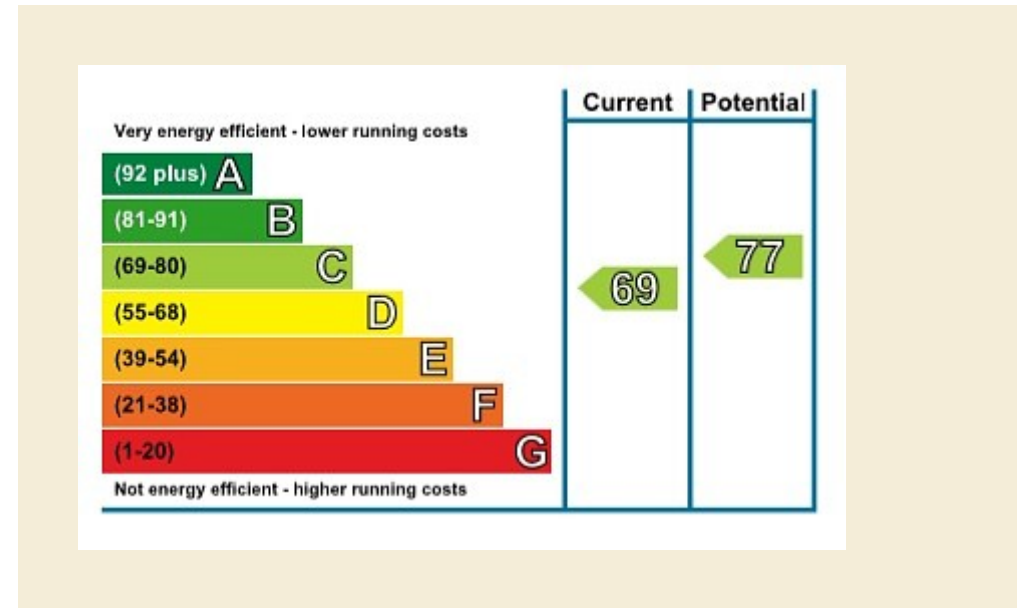
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