



Holly House
Nackington Road | Canterbury | Kent | CT4 7AY

Step inside

Holly House

Located just about a couple of miles from Canterbury city centre is this delightful and unusual family home. Originally built in 1981 it is set in 0.743 of an acre of gardens and partially hidden behind high bushes, hedging and trees. The property is approached through a pair of imposing brick pillars onto a gravel driveway bordered by a dwarf wall and shrubs and provides plenty of off road parking. It leads to the very large double garage and the inset covered porch.

With its pitched roof dormer windows, leaded light style windows and patterned brickwork it has instant external appeal while internally interesting features including fireplaces, coved ceilings, panelled doors and wood flooring give it a special character. The attractive glazed front door opens into a spacious entrance hall with oak flooring, a delightful Victorian radiator and access to a trendy cloakroom with a granite surround basin.

There is a charming country style kitchen with an Aga and units with a built in Bosch oven and gas hob as well as stand-alone appliances. An open archway leads to a light and bright dining area with a skylight and a wall of windows with French doors that open onto the vast terrace, providing delightful views across the garden. An arched door opens into a lobby for coats and boots as well as a fitted utility room with space for laundry appliances. A useful study overlooks the front drive and is ideally situated for anyone who works from home as business visitors do not need to venture into the private part of the house.

The elegant dual aspect sitting room includes attractive French pine flooring, French doors to the magnificent conservatory and a cast iron fireplace with an ornate surround and a gas flame effect fire that makes a charming focal point. While the family room, with its oak floor and Victorian style radiator, also has French doors to the conservatory, which has windows on three sides and French doors to the terrace. It provides a lovely additional seating and dining area all year round as it includes wood flooring, heating and ceiling as well as window blinds.

Upstairs you will find a very spacious galleried landing with an airing cupboard and enough room for a study and/or seating area. There is also a family shower room with a large walk-in power shower and a circular vanity basin as well as five double bedrooms. These include one with a fitted cupboard and shelving with an ensuite power shower, another with an open archway to a third that makes an excellent study/seating area and also has door access to the landing, a fourth with built in wardrobes and the superb first bedroom. This has a partially vaulted ceiling and Velux windows, walnut flooring, eaves storage, fitted wardrobes and bedroom furniture as well as a dressing area and an en suite bath/shower room with a tiled surround bath, separate shower, bidet and a vanity unit.

A charming feature of this property is the rear garden, much of which has been created along a Japanese theme with lawns interspersed with lovely Japanese maples, almond trees, wisteria and other colourful plantings. There is also a summerhouse with a patio and a swimming pool (in need of repair), a covered barbecue area, a workshop and storage facilities, a boiler room. A wrought iron gate opens onto the driveway and the spacious garage with an inspection pit, shelving, a kitchen area with units and a sink as well as a toilet. The garage could always be developed as an annexe as it already has lighting, electrics, water and a cloakroom, subject to the appropriate planning permissions. The whole of the rear garden is surrounded by a brick wall and close board fencing, trees and shrubs and is very secure.







Seller Insight

“ We moved here 15 years ago as we loved the house, the large garden and the privacy and security coupled to the easy access to Canterbury city centre and excellent grammar schools for the children. At the same time we are only a stone's throw from fields and woodlands where we can go for country walks. But as the kids have now grown up, we feel it is time for us to downsize and pass the baton on to a new family.

Canterbury is a very special city and, as well as the cathedral, there are a wide variety of other historic building and interesting attractions including the Canterbury Norman Castle, St Augustine's Abbey, Canterbury Heritage Museum, the Westgate, The Beane House and the Canterbury Roman Museum. There are also has a wide variety of high street stores, individual shops and plenty of restaurants and bars as well as two hospitals and two mainline stations including Canterbury West where the fast train whisks you to St Pancras in under an hour. We also have easy access to the A2 for Dover and London as well as Stone Street for a short drive to the Channel Tunnel.

Canterbury is also home to two theatres including the Marlowe with its West End shows, three universities, a further education college and numerous state schools including three excellent grammar schools and a number of private schools such as the famous Kings School. We are also very close to the St Lawrence cricket ground for any cricketing enthusiasts while other sporting facilities include the leisure centre and swimming pool, Polo sports club and the Canterbury golf club are available.”*

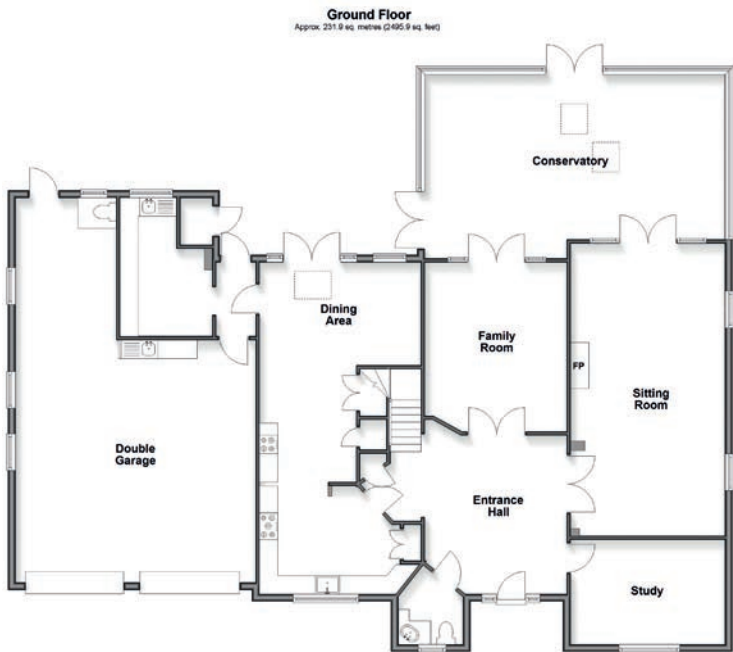


* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel		Healthcare		Entertainment	
By Road		Canterbury Health Centre	03000 426600	Marlowe Theatre, Canterbury	01227 787787
Canterbury city centre	2.1 miles	Northgate Medical Practice	01227 208556	Gulbenkian Theatre and Cinema	01227 769075
Dover Docks	18.3 miles	Canterbury Medical Practice	01227 463128	Pinocchios	01227 457538
Channel Tunnel	15.0 miles	Kent and Canterbury Hospital	01227 766877	Cafe des Amis	01227 464390
Gatwick Airport	76.3 miles	Chaucer Hospital	01227 825100	Abode Hotel	01227 766266
Charing Cross	65.9 miles			The Granville	01227 70040
By Train from Canterbury West		Education		Local Attractions / Landmarks	
High-Speed St. Pancras	54 mins	Primary Schools:		Howletts Animal Park	
Charing Cross	1hr 32mins	St Stephens Junior	01227 464119	Wingham Wildlife Park	
Victoria	1hr 20mins	The Canterbury Primary	01227 462883	The Beaney House	
Ashford International	16 mins	Kent College Junior	01227 762436	Canterbury Cathedral	
		St Edmunds Junior	01227 475600	Canterbury Heritage Museum	
		Kings Junior	01227 714000		
By Train from Canterbury East		Secondary Schools:			
Charing Cross	1h 55mins	Simon Langton Girls Grammar	01227 463711		
Victoria	1h 33mins	Simon Langton Boys Grammar	01227 463567		
Dover Priory	20 mins	Barton Grammar	01227 464600		
		King's School, Canterbury	01227 595501		
		Kent College	01227 475000		
		St Edmunds	01227 763231		
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				



GROUND FLOOR

Entrance Hall	
Cloakroom	
Study	11'9 x 9'10 (3.58m x 3.00m)
Sitting Room	25'9 x 13'9 (7.85m x 4.19m)
Conservatory	25'0 x 15'6 (7.63m x 4.73m)
Kitchen	14'0 x 9'9 (4.27m x 2.97m) plus 9'6 x 8'6 (2.90m x 2.59m)
Dining Area	15'0 x 8'3 (4.58m x 2.52m)
Utility Room	11'11 x 7'11 (3.63m x 2.41m)

FIRST FLOOR

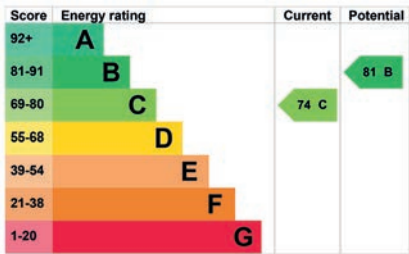
Landing	
Bedroom 1	21'3 x 12'6 (6.48m x 3.81m)
En Suite Bath/Shower Room	12'0 x 7'6 (3.66m x 2.29m)
Shower Room	11'11 x 6'9 (3.63m x 2.06m)
Bedroom 5	10'9 x 9'9 (3.28m x 2.97m)
Bedroom 4	11'9 x 8'9 (3.58m x 2.67m)
Bedroom 3	13'9 x 10'0 (4.19m x 3.05m)
Bedroom 2	13'9 x 12'9 (4.19m x 3.89m)
En Suite Shower Room	10'3 x 8'1 (3.13m x 2.47m)

OUTBUILDING

Workshop
Store

OUTSIDE

Driveway	
Double Garage	33'9 x 20'9 (10.29m x 6.33m)
Front Garden	
Rear Garden	
Pool	
Summerhouse	
Shed	



Council Tax Band: F
Tenure: Freehold

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