



Price

£1,200,000  
Freehold

Nackington Road, Canterbury, Kent,  
CT4

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Canterbury West Station	2.6 miles
Canterbury East Station	1.7 miles
Ashford International	15.5 miles



Very rarely does a detached house on a large plot become available as close to the centre of Canterbury. Benefitting from spacious rooms and a fabulous rear garden it is ideal for a large or growing family.



A wonderfully spacious detached house  
Approximately 1.5 miles from  
Canterbury city centre  
0.4388 of an acre plot including large  
front and rear gardens  
31'4 long garage, ideal for classic cars,  
bikes or working from home  
Vast driveway with space for multiple  
vehicles  
First floor living room and kitchenette  
providing potential for self-contained  
annexe





As you turn into the gateway and through the trees into the long block paved drive up to this detached family home it is difficult to believe that you are only a mile and a half from Canterbury city walls. It nestles in 0.4388 of an acre of grounds and has an impressive exterior and attractive front door leading to a spacious hall with wood flooring that flows through the ground floor reception rooms, a cloakroom and a door to the dual aspect sitting room with a brick fireplace and a coal effect gas fire as well as multi pane double doors to the dining room that has French doors to the garden. The kitchen/breakfast room includes units with granite worktops housing various appliances, a peninsular breakfast bar and access to the pantry. Another internal door opens to the massive double garage with a utility area and parking for five cars.

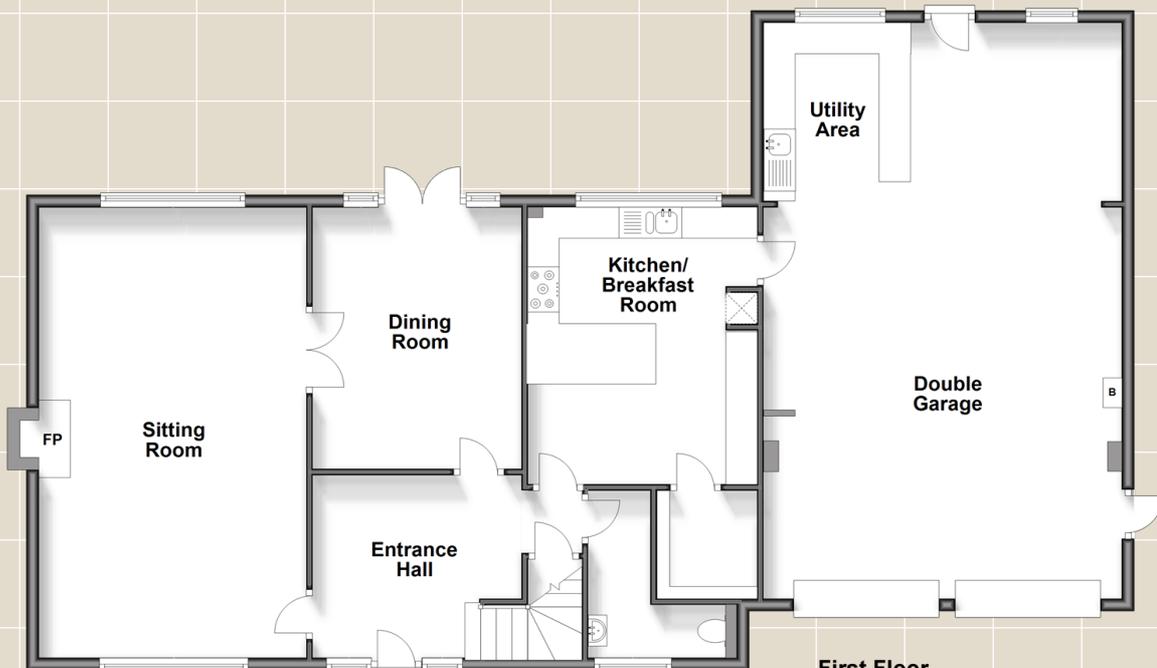
Upstairs includes a kitchenette and a living room with a glass door to the good sized balcony. In addition there is a modern family bathroom and five bedrooms including a single with fitted wardrobes. Two of the four double bedrooms have vanity basins and fitted wardrobes while the main

bedroom has mirrored cupboards and an en suite bathroom. The secluded rear garden includes a terrace, a greenhouse and a lawn surrounded by fencing, tree and shrub borders.

## What the owner says...

"We moved here 31 years ago and it has been a wonderful family home and it is where our children grew up. We have always loved the quiet location but still being close to the city and schools for the kids. However we now feel it is time to downsize and look forward to another family enjoying it as much as we have. It has always been a great place for parties and we can walk into Canterbury in about half an hour to the shops, restaurants and entertainment. We are also very close to the St Lawrence cricket ground and there are very good state and private secondary schools in the vicinity well as three universities, two mainline stations and two hospitals. There is a leisure centre, sports club and the Canterbury golf club. The high speed train gets you to London in 54 minutes and there is easy road access to Dover and Folkestone for the Continent."

**Ground Floor**  
Approx. 136.4 sq. metres (1468.1 sq. feet)



**First Floor**  
Approx. 119.8 sq. metres (1289.0 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

**Canterbury on 01227 479317**

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