



Trelawn
Nackington Road | Canterbury | Kent | CT4 7AX

FINE & COUNTRY



Step inside

Trelawn

As you turn into the gateway and through the trees into the long block paved drive up to this attractive detached family home it is difficult to believe that you are only a mile and a half from Canterbury city walls. The house nestles in 0.4388 of an acre of grounds, set well back from the road and discreetly hidden behind trees and shrubs giving you the impression you are in the seclusion of the countryside. This spacious property offers a delightful family atmosphere and has an impressive exterior with a covered porch and attractive front door. There is a spacious hall with wood flooring that flows through to the ground floor reception rooms, a downstairs cloakroom and a door to the elegant 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. When these doors are open, it makes a wonderful overall entertainment space and, on a sunny day, guests can spill out into the garden as there are also French doors to the rear garden from the dining room.

There is a good sized kitchen/breakfast room with a large window overlooking the garden and units with granite worktops housing a five ring gas hob, a built in oven, microwave, dishwasher and wine rack as well as a peninsular breakfast bar and a door to an adjacent pantry. There is another internal door to the massive garage, which includes a utility area with laundry facilities and also where you can park up to five cars.

Upstairs there is a real surprise as it includes a useful kitchenette with a microwave and two ring hob and an attractive living room where the family spend much of their time. It has a large picture window overlooking the rear garden and a glass door to the good sized balcony where you can sit and have breakfast enjoying the views across the garden. In addition there is a modern family bathroom with a trendy curved vanity basin and five bedrooms including a single with fitted wardrobes and views over the front garden and fields beyond. Two of the four double bedrooms have vanity basins and fitted wardrobes while the main bedroom has a wall of mirrored cupboards and a contemporary en suite bathroom with a bath and separate shower.

The secluded rear garden is surrounded by fencing, tree and shrub borders and is mostly laid to lawn with an impressive central tree. There is also a greenhouse and a terrace that spans the width of the property and is ideal for outdoor entertaining.











Seller Insight

“ 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 games in the garden as well as excellent places to go for country walks. We can even walk into Canterbury in about half an hour where we can enjoy the shops, restaurants and entertainment.

We are also very close to the St Lawrence cricket ground for any cricketing enthusiasts and there are very good state and private secondary schools in the vicinity including the famous Kings School 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 Beane 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

Healthcare

Canterbury Health Centre
 Northgate Medical Practice
 Canterbury Medical Practice
 Kent and Canterbury Hospital
 Chaucer Hospital

Education

Primary Schools:

St Stephens Junior
 The Canterbury Primary
 Kent College Junior
 St Edmunds Junior
 Kings Junior

Secondary Schools:

Simon Langton Girls Grammar
 Simon Langton Boys Grammar
 Barton Grammar
 King's School, Canterbury
 Kent College
 St Edmunds

01227 769818

03000 426600
 01227 208556
 01227 463128
 01227 766877
 01227 825100

01227 464119
 01227 462883
 01227 762436
 01227 475600
 01227 714000

01227 463711
 01227 463567
 01227 464600
 01227 595501
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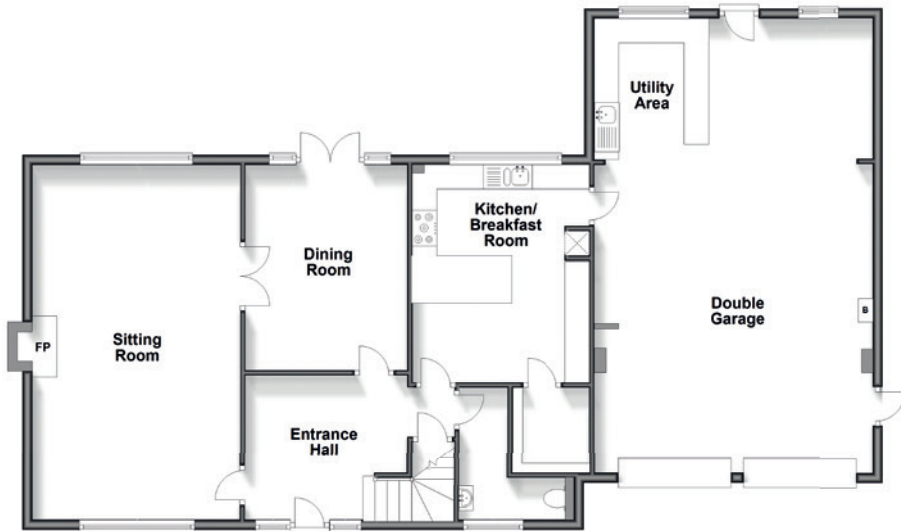
Entertainment

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

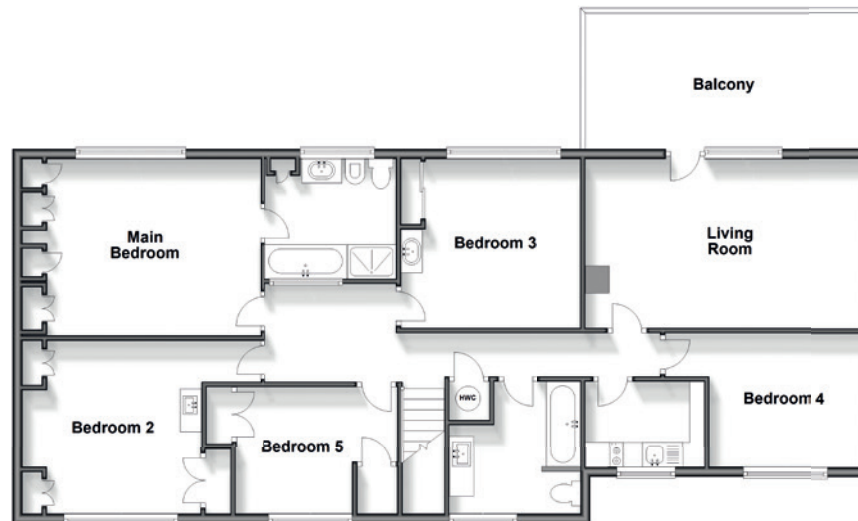
Local Attractions/Landmarks

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

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



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



GROUND FLOOR

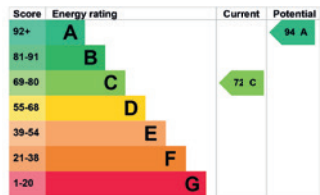
- Entrance Hall
- Cloakroom
- Sitting Room 22'4 x 13'10 (6.81m x 4.22m)
- Dining Room 13'10 x 10'11 (4.22m x 3.33m)
- Kitchen/Breakfast Room 14'9 x 11'11 (4.50m x 3.63m)
- Pantry
- Utility Area

FIRST FLOOR

- Landing
- Main Bedroom 13'7 x 11'8 (4.14m x 3.56m)
- En Suite Bath/Shower Room
- Bedroom 2 11'11 x 11'8 (3.63m x 3.56m)
- Bedroom 3 11'7 x 11'0 (3.53m x 3.36m)
- Bedroom 4 10'0 x 8'9 (3.05m x 2.67m)
- Bedroom 5 10'11 maximum x 8'8 maximum (3.33m x 2.64m)
- Family Bathroom
- Living Room 18'5 x 11'10 (5.62m x 3.61m)
- Kitchenette 8'0 x 5'6 (2.44m x 1.68m)
- Balcony 18'3 x 9'5 (5.57m x 2.87m)

OUTSIDE

- Rear Garden
- Front Garden
- Driveway
- Double Garage 31'4 x 18'8 (9.56m x 5.69m)



£ 1,100,000

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 07.02.2024





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