



21 Nackington Road
Canterbury | Kent | CT1 3NU

 FINE & COUNTRY



Step inside

21 Nackington Road

Tucked away in an elevated position off Nackington Road is this superb bespoke Tudor style detached residence set in 0.3586 of an acre. Built about 37 years ago it has never since been on the market as the current owners bought it from new. This wonderful family home is approached up a private drive passing two other properties and leading to a very spacious parking area, the double garage with automatic doors, an attached workshop and the front entrance.

With its chimneystack, mellow patterned brickwork, brown and cream elevations, pitched roof dormers and dark framed diamond pane windows it has great external appeal and this appeal continues as you walk into the impressive double height entrance hall with a coat cupboard, views of the attractive galleried landing and natural light flowing through the large window. There is a charming dual aspect kitchen/breakfast room with a range cooker, hand built solid wood units with marble worktops housing high end appliances and a large breakfast bar and a glazed wall and door to a snug that is ideal if you have small children as you can watch them while you are in the kitchen. You will also find a pantry, an adjacent fitted utility room with access to the garage and a lobby to a shower room.

A study has engineered oak flooring and French doors to the garden while the stunning triple aspect lounge has a five-sided bay with French doors to the rear terrace with lovely views over the garden, side French windows to a separate patio and a brick chimney breast with a log burner is a focal point on a winter's evening. An archway leads to the spacious dual aspect dining area with an attractive brick feature and where you can easily seat ten round the table. The workshop could be used for other purposes as it has French doors at each end and is fully insulated with lighting and power.

The galleried landing includes a double airing cupboard and access to the excellent family bathroom with a walk-in double shower, a modern bath and a circular basin on a quartz base with drawers underneath. There are also two single bedrooms with fitted wardrobes and three double bedrooms including two with fitted wardrobes and ensuite bathrooms including one with access to an attic. The stunning primary bedroom features a dressing room with two fitted cupboards, a separate hobby room, a gorgeous ensuite with a stand-alone bath and a circular basin on a quartz plinth with half height cupboards underneath and access to an attic.

The garden backs onto school playing fields with a rear access gate for garden maintenance. It includes a vast wraparound lawn and pathway that also leads to an attractive separate building with three bi-fold doors, engineered oak flooring, fitted cupboards, power and lighting. This is currently a gym but would make an ideal office for anyone who wants to work from home in peace and quiet or, alternatively, it would be a great games room and bar. The garden includes the side pergola covered patio that is a real suntrap, trees, a large shrub bed and is surrounded by hedges including some that are more than 100 years old.









Seller Insight

“ There was a queue of prospective purchasers wanting to buy the three new houses on this small development and we were very fortunate to secure this lovely home. We also own the drive although the other two properties have right of way and mutual responsibility. We have been extremely happy here for the past 37 years and it has been a wonderful environment to bring up our children. They have always been very keen on cricket so living just opposite the entrance to the Kent County Cricket ground was a real bonus. However we feel it is time to downsize and move nearer to the family and let new owners enjoy everything this house has to offer.

The location is great as it is very quiet and peaceful but we are very close to excellent grammar schools and we can even walk into the centre of Canterbury in about fifteen minutes or enjoy a cycle ride or stroll in the nearby countryside. The city has virtually everything you could want including historic buildings, high street stores, independent shops and a vast array of restaurants and bars. There are also two theatres and a cinema complex, three universities, top class private schools and two hospitals. As well as the country cricket ground there are plenty of additional sporting facilities including the leisure centre and swimming pool, Polo sports club and the Canterbury golf club. With regard to travel there is easy road access for London or Dover and the Channel Tunnel if you fancy a day in France, while Canterbury has two main stations including Canterbury West where the fast train will whisk you to St Pancras in under an hour.*

* 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

By Road:
 Canterbury West Station 2.0 miles
 Canterbury East Station 1.4 miles
 Dover Docks 17.6 miles
 Channel Tunnel 16.2 miles
 Gatwick Airport 65.8miles
 Charing Cross 63.1 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 01227 769818

Healthcare

Canterbury Health Centre 03000 426600
 Northgate Medical Practice 01227 208556
 Canterbury Medical Practice 01227 463128
 Kent and Canterbury Hospital 01227 766877
 Chaucer Hospital 01227 825100

Education

Primary Schools:
 Wincheap Foundation Primary 01227 464134
 St Stephens Junior 01227 464119
 The Canterbury Primary 01227 462883
 Kent College Junior 01227 762436
 St Edmunds Junior 01227 475600
 Kings Junior 01227 714000

Secondary Schools:

Simon Langton Girls Grammar 01227 463711
 Simon Langton Boys Grammar 01227 463567
 Barton Grammar 01227 464600
 King's School, Canterbury 01227 595501
 Kent College 01227 475000
 St Edmunds 01227 763231

Entertainment

Marlowe Theatre, Canterbury 01227 787787
 Gulbenkian Theatre and Cinema 01227 769075
 Curzon Cinema 01233 555644
 Pinocchios 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 Beaney House
 Canterbury Cathedral
 Canterbury Heritage Museum



GROUND FLOOR

Entrance Hall
Dining Area 19'5 (5.92m) x 10'3 (3.13m) narrowing to 9'3 (2.82m)
Lounge 20'6 into bay x 19'5 (6.25m x 5.92m)
Study 9'7 x 8'9 (2.92m x 2.67m)
Kitchen/Breakfast Room (L-shaped) 18'2 x 11'7 (5.54m x 3.53m) plus 7'4 x 6'3 (2.24m x 1.91m)
Snug 10'2 x 9'7 (3.10m x 2.92m)
Utility Room
Inner Lobby
Shower Room
Pantry
Workshop 16'6 (5.03m) x 10'5 (3.18m) narrowing to 8'6 (2.59m)

FIRST FLOOR

Landing
Bedroom 3 11'6 x 8'9 (3.51m x 2.67m)
En Suite Bathroom 11'6 x 10'5 (3.51m x 3.18m)
Bedroom 2
En Suite Bathroom 9'7 (2.92m) x 8'4 (2.54m) narrowing to 6'2 (1.88m)
Bedroom 4 10'3 x 7'7 (3.13m x 2.31m)
Family Bath/Shower Room 11'2 x 6'6 (3.41m x 1.98m)
Primary Bedroom 12'4 x 11'5 (3.76m x 3.48m)
Dressing Room 14'5 x 7'6 (4.40m x 2.29m)
En Suite Bathroom 11'5 x 5'9 (3.48m x 1.75m)
Hobby Room 12'0 x 11'2 (3.66m x 3.41m)

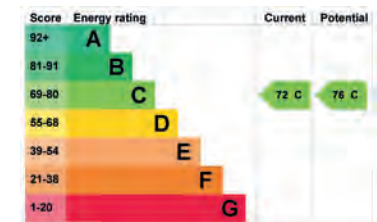
OUTBUILDING

Gym 15'10 (4.83m) narrowing to 13'2 (4.02m) x 9'8 (2.95m)

OUTSIDE

Wraparound Garden
Driveway
Double Garage 19'4 x 17'9 (5.90m x 5.41m)

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 © 2026 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: 24.04.2026



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