



Four Gables
Nackington Road | Canterbury | Kent | CT4 7AY

 FINE & COUNTRY



Step inside

Four Gables

Approached by a sweeping driveway, is this exceptional detached family residence occupying a magnificent 1.25-acre plot, enveloped by mature trees that provide remarkable privacy and a wonderfully secluded setting. Hidden from view and surrounded by established greenery, this is a home that offers both grandeur and tranquillity in equal measure.

The handsome timber-framed residence, believed to have been constructed in the 1980s, immediately impresses with its generous proportions and thoughtfully designed layout. A welcoming central entrance hall forms the heart of the home, providing access to an array of elegant reception rooms, each perfectly suited to modern family living and entertaining.

The stunning triple-aspect drawing room is a particularly impressive space, centred around a characterful log-burning stove framed by a beautiful brick inglenook fireplace, creating a warm and inviting atmosphere throughout the seasons. Equally impressive, the double-aspect dining room provides a sophisticated setting for formal entertaining, with delightful views across the surrounding gardens.

The charming kitchen/breakfast room serves as the hub of everyday life, complemented by a neighbouring utility room for added practicality. The Neptune kitchen benefits from three ovens, a built-in fridge/freezer and dishwasher as well as a tiled floor with underfloor electric heating. An intimate sitting room offers the perfect retreat for relaxing with a book or enjoying an evening in front of the television, while the substantial study is a standout feature in its own right. Beautifully appointed with bespoke fitted wooden furniture, it provides a luxurious and inspiring environment for home working. Two cloakrooms complete the ground floor accommodation.

The first floor continues to impress, with a spacious landing leading to six well-proportioned bedrooms. The magnificent principal suite enjoys a dual-aspect outlook and benefits from a private en-suite bathroom, while two further bedrooms also feature their own en-suite facilities. Bedrooms four to six are served by a stylish family shower room, ensuring ample accommodation for family and guests alike.

Outside, the lifestyle credentials of this lovely home are truly exceptional. The beautifully landscaped wrap-around gardens create a stunning backdrop to the property, with expansive lawns and mature planting providing colour, privacy and year-round interest. An elevated terrace offers a superb entertaining space, ideal for summer dining and social gatherings, whilst overlooking the property's outstanding leisure facilities.

The centrepiece of the garden is the recently re-lined heated outdoor swimming pool, designed for year-round enjoyment and enhanced by an electric retractable cover. Adjacent to the pool, a luxurious hot tub provides the perfect place to unwind, while a bespoke bar and games room annexe has been added by the current owners. This versatile and sociable space is ideal for hosting family and friends long into the evening.

Completing the property is a detached triple garage and extensive parking for numerous vehicles.

This property represents a rare opportunity to acquire a substantial family home combining privacy, leisure and exceptional entertaining spaces within one of Canterbury's most desirable semi-rural settings.











Seller Insight

“ One of the things that first drew us to this house was its remarkable ability to feel completely private and rural, whilst being just moments from everything Canterbury has to offer. Tucked away behind mature trees on Nackington Road, the property enjoys an enviable setting where you can wake up to birdsong, enjoy far-reaching green views and feel wonderfully removed from the pace of daily life, yet still reach the city centre in just a few minutes. The city centre lies approximately 1.5 miles away, placing Canterbury's extensive selection of shops, restaurants, cafés, theatres, cinemas, cultural attractions and everyday amenities within easy reach.

The position adjacent to Canterbury Rugby club is handy and provides a real community hub, although being hidden by trees and hedges it means that we are particularly lucky to enjoy complete privacy around the pool, hot tub, patios and throughout our gardens in the summer.

For families, the location is exceptional. Some of Kent's most highly regarded schools are nearby, making the morning school run refreshingly straightforward. Simon Langton Grammar School for Boys is situated virtually on the doorstep along Nackington Road, while Simon Langton Girls' Grammar School, The King's School, Kent College, St Edmund's School and several highly regarded primary schools are all within easy reach. The proximity to these prestigious educational establishments has always been one of the location's greatest assets. We are also within walking distance of the Chaucer Hospital, Kent & Canterbury Hospital and a GP surgery in Ethelbert Road. Transport connections are ideal, with two railway stations and easy access to Victoria and the High Speed service to St Pancras, and excellent road connections for Dover, the Kent countryside and coastline, and the wider motorway network.

Being so close to Canterbury we did not expect it to feel like being in the countryside. Perhaps the abundance of mature trees and hedges in the garden encourages so many species of birds and animals and hearing owls at night has been an unexpected treat. Whilst the pool, patio and pub/shed provide a wonderful summer focus, the drawing room comes into its own in the winter. The inglenook with wood-burner and the inter-connected dining room are perfect for family Christmases and rainy Sundays. It really is a year-round house. We can cycle into Canterbury or it's a short taxi ride to access some super restaurants and pubs. Three top brand supermarkets are within a mile of us which we have found to be very convenient.

We have always felt that our home offers a lifestyle that is both exceptionally convenient and wonderfully special.*

* 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	2.7 miles
Canterbury East Station	1.8 miles
Dover Docks	18 miles
Channel Tunnel	14 miles
Gatwick Airport	66 miles
Charing Cross	63 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:	
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

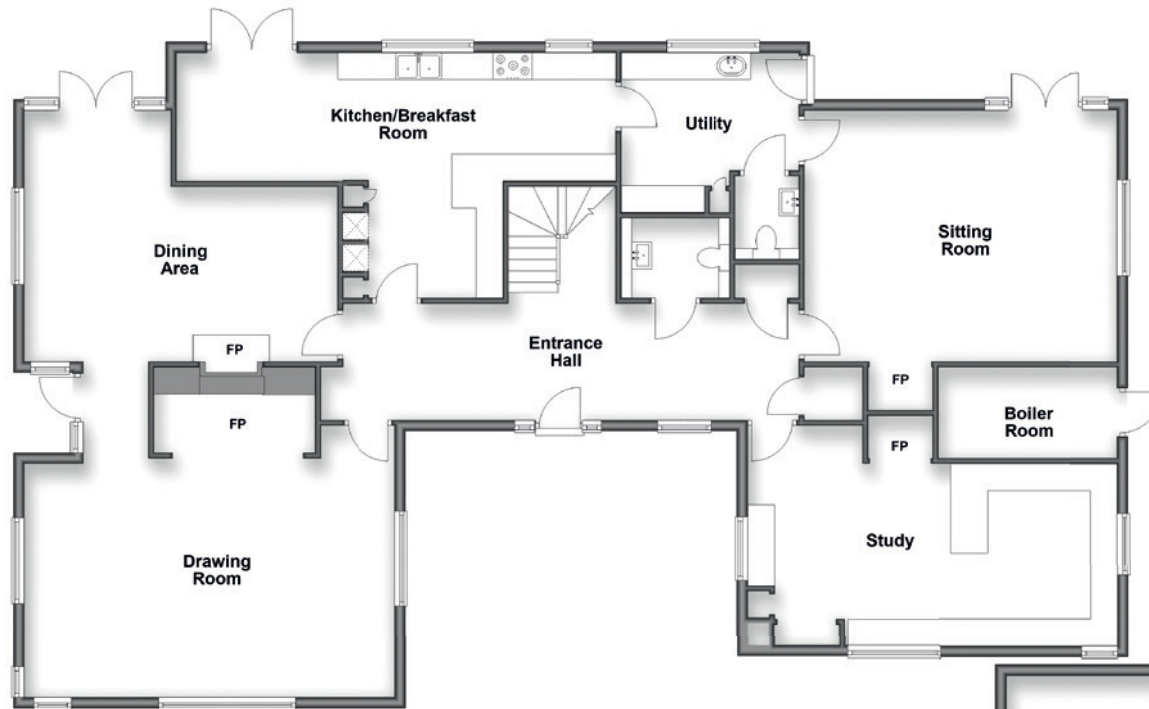
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075
Curzon Cinema	01233 555644
Pinoccios	01227 457538
Cafe des Amis	01227 464390
Abode Hotel	01227 766266
The Granville	01227 700402

Local Attractions / Landmarks

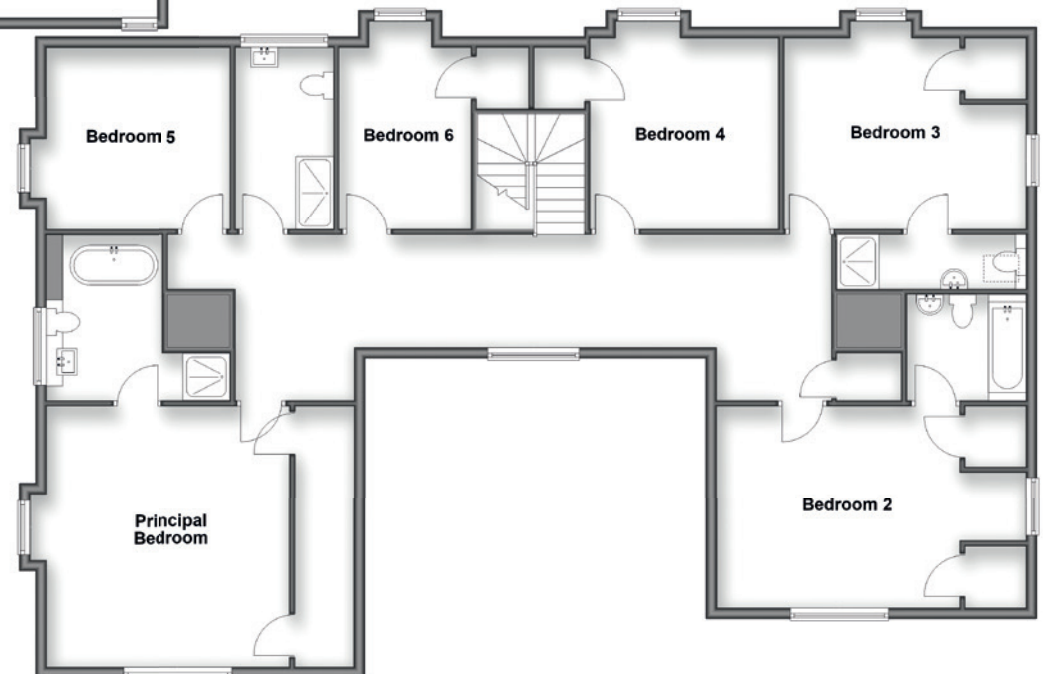
Howletts Animal Park
Wingham Wildlife Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



Ground Floor
Approx. 193.3 sq. metres (2080.8 sq. feet)

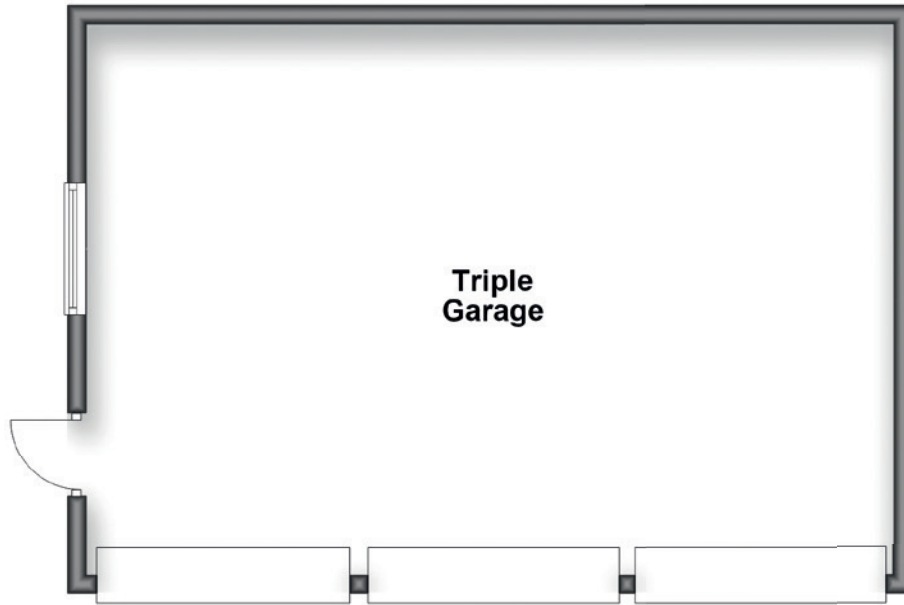


First Floor
Approx. 168.4 sq. metres (1812.2 sq. feet)



Outbuilding

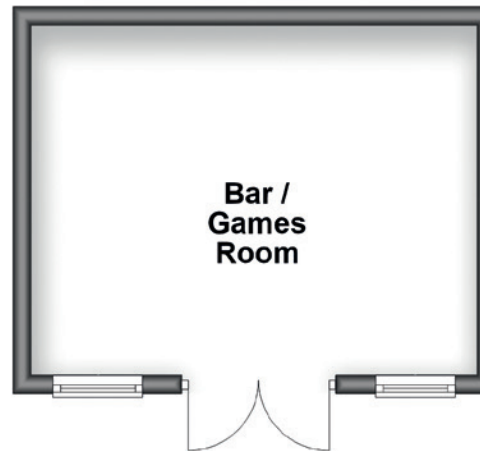
Approx. 51.9 sq. metres (559.1 sq. feet)



**Triple
Garage**

Outbuilding

Approx. 18.3 sq. metres (196.8 sq. feet)



**Bar /
Games
Room**

GROUND FLOOR

Entrance Hall	
Cloakroom	
Study	22'6 x 13'6 (6.86m x 4.12m)
Boiler Room	
Sitting Room	19'0 x 15'6 (5.80m x 4.73m)
Utility Room	10'8 x 9'8 (3.25m x 2.95m)
Cloakroom 2	
Kitchen/Breakfast Room	26'8 (8.13m) x 15'1 (4.60m) narrowing to 7'8 (2.34m)
Dining Room	19'3 (5.87m) x 15'0 (4.58m) narrowing to 10'8 (3.25m)
Drawing Room	22'6 x 14'0 (6.86m x 4.27m)

FIRST FLOOR

Landing	
Bedroom 2	19'0 x 12'3 (5.80m x 3.74m)
En Suite Bathroom	
Bedroom 3	14'9 x 11'6 (4.50m x 3.51m)
En Suite Shower Room	
Bedroom 4	11'6 x 11'6 (3.51m x 3.51m)
Bedroom 6	11'3 x 8'0 (3.43m x 2.44m)
Family Bathroom	
Bedroom 5	11'6 x 11'3 (3.51m x 3.43m)
Principal Bedroom	16'0 x 14'9 (4.88m x 4.50m)
En Suite Bathroom	

OUTBUILDING 1

Triple Garage	28'6 x 19'6 (8.69m x 5.95m)
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OUTBUILDING 2

Bar/Games Room	15'8 x 12'5 (4.78m x 3.79m)
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OUTSIDE

Rear Garden
Outdoor Heated Swimming Pool
Front Garden
Gated Driveway

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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