



# The Lodge

1 Nackington Park, Nackington Road, Canterbury, Kent

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A detached five bedroom family home in an exclusive development just to the south of the city

A handsome period style home built in the late 1990s and combining modern amenities with Tudor-styling. Forming part of a development of just five properties, The Lodge is situated in a sought-after private road within easy reach of the city centre and train station.



**2-3 RECEPTION ROOMS**



**4-5 BEDROOMS**



**2 BATHROOMS  
1 CLOAKROOM**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL/  
VILLAGE**



**1,771 SQ FT**



**OFFERS OVER  
£1,000,000**

### The property

The Lodge is a handsome detached family home nestled on the edge of the city, surrounded by trees and mature boundaries providing high levels of privacy and imbuing a sense of country living. There is ample space to park on the drive as well as a double garage.

Designed to provide a warm, welcoming space for both family life and entertaining, the ground floor combines modern amenities with charming character features, including leaded casement glazing and exposed wall and ceiling beams. The accommodation flows from an airy reception hall/dining room with terracotta-tiled flooring and wood-panelled walls. A useful cloakroom is tucked away to one side of the staircase.

The bright triple-aspect sitting room runs the entire depth of the house, with a mellow brick chimney breast and fitted wood-burning stove. To the rear

there is full-height glazing incorporating French doors leading out to the terrace and the rear garden.

The generous L-shaped kitchen/breakfast room is fitted with a range of wall and base units, an Aga and integrated appliances. The kitchen includes a walk-in pantry and a breakfast area that comfortably accommodates a good-sized table for informal dining. Full-height glazing and French doors to the rear terrace provide peaceful views over the garden. A fitted utility room lies conveniently adjacent.

The oak staircase rises from the reception hall/dining hall to the first floor, which offers a spacious dual-aspect principal bedroom with fitted storage and en suite shower room. There are three further double bedrooms, all with fitted storage—one of which features a striking vaulted double-height ceiling with exposed cross beams. A fifth bedroom is currently arranged as a study. The accommodation is completed by a comfortable family bathroom.

















## Outside

Set behind mature hedging and a low-maintenance front garden, the property is approached through a five-bar gate over a gravelled side driveway providing parking for multiple vehicles and giving access to the detached double garage, which has also been constructed in the Tudor style.

The well-maintained wraparound garden to the side and rear is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features a generous paved rear terrace, accessed from the sitting room and breakfast area, and ideal for entertaining and al fresco dining.

The whole is screened by mature shrubs and trees, with colourful planning, making for a calming and peaceful space to relax and unwind in.

## Location

Surrounded by stunning countryside, the property is located to the south of Canterbury and benefits from the historic Cathedral City's wealth of cultural, sporting and leisure amenities, including the Marlowe Theatre and the Beane House of Art & Knowledge. There are several cafés, bars and fine restaurants in the city, as well as a major shopping centre and many individual shops. Local sporting facilities include golf at Scotland Hills, sailing at Whitstable Yacht Club and Herne Bay, and county cricket at Canterbury.

Communications links are excellent: the property enjoys easy access to the A2/M2 and M20 motorways, connecting to both London and the coast. The city also offers a High-Speed commute from Canterbury West station into London St Pancras in under an hour, as well as services to London Victoria from Canterbury East. The area has good access to the Continent via Eurotunnel and the Port of Dover.

## Distances

- Canterbury High Street 1.7 miles
- A2 (Boughton Bypass) 3.2 miles
- M20 (J11)/M20 (J7) 12/13 miles
- Ashford 15.2 miles
- Folkestone 16.8 miles
- Eurotunnel 17.7 miles

## Nearby Stations

- Canterbury East/West

## Key Locations

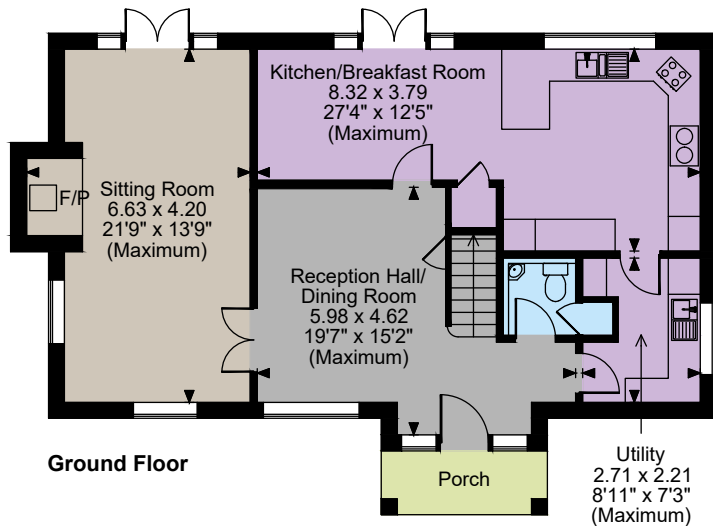
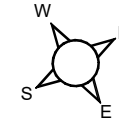
- Canterbury city centre (historic cathedral and university city)
- Blean Woods Nature Reserve
- Whitstable (seaside town)
- Ashford Designer Outlet



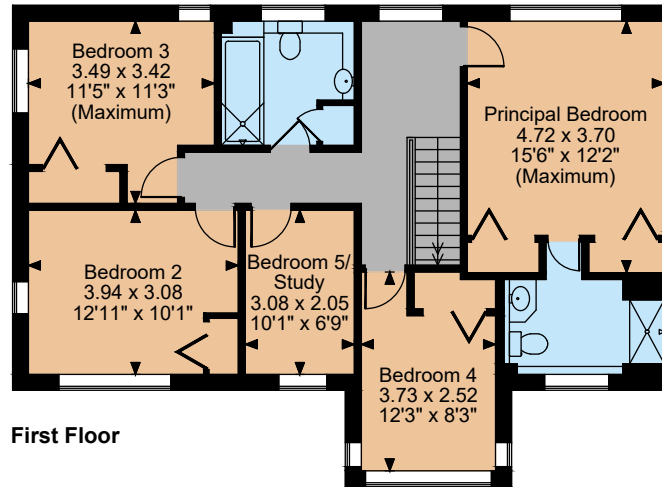




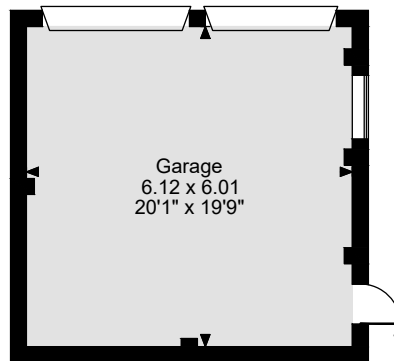




Ground Floor



First Floor



Garage  
6.12 x 6.01  
20'1" x 19'9"

The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 1,771 sq ft (164 sq m)

Garage internal area 396 sq ft (37 sq m)

Total internal area 2,167 sq ft (201 sq m)

For identification purposes only.

## Directions

CT4 7AX

**what3words:** ///return.funded.weeks - brings you to the driveway

## General

**Local Authority:** Canterbury City Council

**Services:** All mains services; gas heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** C

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

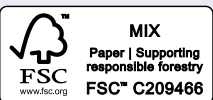
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## Canterbury

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