Thanington Court

68 Thanington Road, Canterbury, Kent

STRUTT & PARKER

BNP PARIBAS GROUP

A rare and special Grade II listed house with its own island, in a tucked away 'country setting' on the edge of Canterbury.

Thanington Court is a delightful 17th century timber-framed house with the addition of a classic Georgian façade. Set in wonderful grounds of around 4.5 acres with a river, island and far-reaching rural views, imbuing a sense of country living yet highly accessible to Canterbury, the house and its site offer exciting potential for improvement and development (subject to planning consent).

- **3 RECEPTION ROOMS**
- **7 BEDROOMS**
- **3 BATHROOMS 1 CLOAKROOM**
- **GARAGE/CAR PORT/DRIVE**
- **ABOUT 4.5 ACRES**
- **FREEHOLD**
- **EDGE OF CITY**
- **4,897 SQ FT**
- **GUIDE PRICE £1,185,000**

The property

The original 17th century part of Thanington Court provides a collection of charming and comfortable rooms, combined with the larger, elegant rooms of the Georgian addition, with its classic high ceilings and large sash windows allowing an abundance of natural light to flow through the house.

The accommodation flows from a light and airy reception hall with exposed wooden flooring, a fireplace and useful cloakroom. It comprises a large sitting room, an elegant dining room and a bright snug, all three with fireplaces, one open and the remaining two with wood-burning stoves.

The kitchen is fitted with a range of wooden wall and base units with integrated appliances; there is ample space for a table. The inter-connecting L-shaped utility room has a door to the rear terrace and adjacent coal store.

The property also benefits from generous two-roomed cellar, one room with a feature fireplace and the whole suitable for a variety of uses, subject to any necessary consents.

On the first floor the property provides two impressive Georgian bedrooms, both with fireplaces. The principal has a dressing room and an en suite bathroom with freestanding bath, whilst the other has an en suite shower room. There are three further double bedrooms, one with kitchenette, together with a family bathroom.

The property's two remaining double bedrooms can be found on the part-vaulted second floor.

Potential building plot

To the far south-east of the plot (next to the church) sits a tucked away area of garden that may suit residential development, subject to any necessary consents. A planning consultant's report is available on request.

Outside

Thanington Court is approached over a gravelled driveway, which provides private parking and gives access to a garage and carport.

The formal, part-walled garden on the eastern (Georgian) side of the property is laid mainly to lawn, interspersed with mature shrubs, colourful planting and trees. A more sheltered and warm area of garden has charming views of the stone tower of St Nicholas Church and, of course, the handsome Georgian façade of the house.

A small tributary of the Great Stour runs through the grounds, creating a natural island with beautiful country views, accessed by a footbridge. A large paved rear terrace offers an ideal space for entertaining and al fresco dining whilst enjoying the far-reaching rural views. The grounds total around 4.5 acres and include a donkey shed and a substantial open-sided lambing shed – now in a poor state of repair but providing a useful footprint for improvement/development.

Location

Located close to the centre of the historic city of Canterbury and having its own church and recreation ground, the Thanington area benefits from all that the city has to offer, including a wide range of cultural, sporting and recreational amenities, together with independent and High Street shopping, a modern shopping centre and boutique stores, cafés, restaurants and pubs on the Kings Mile.

Communications links are excellent: the A28 links to the A2/M2 and motorway network, and Canterbury East and Canterbury West stations offer regular services to London, the latter offering High Speed services to London St Pancras from 54 minutes. The area has good access to the Continent via Eurotunnel and the Port of Dover.

Distances

- A28 (Margate-Hastings road) <0.1 mile
- Canterbury High Street 1.4 miles
- A2 (Boughton Bypass) 2.8 miles
- M2 (Junction 7) 8.2 miles
- Ashford 13 miles
- Eurotunnel terminal 16 miles
- Port of Dover 18 miles
- London City Airport 56.7 miles
- Central London 62.9 miles

Nearby Stations

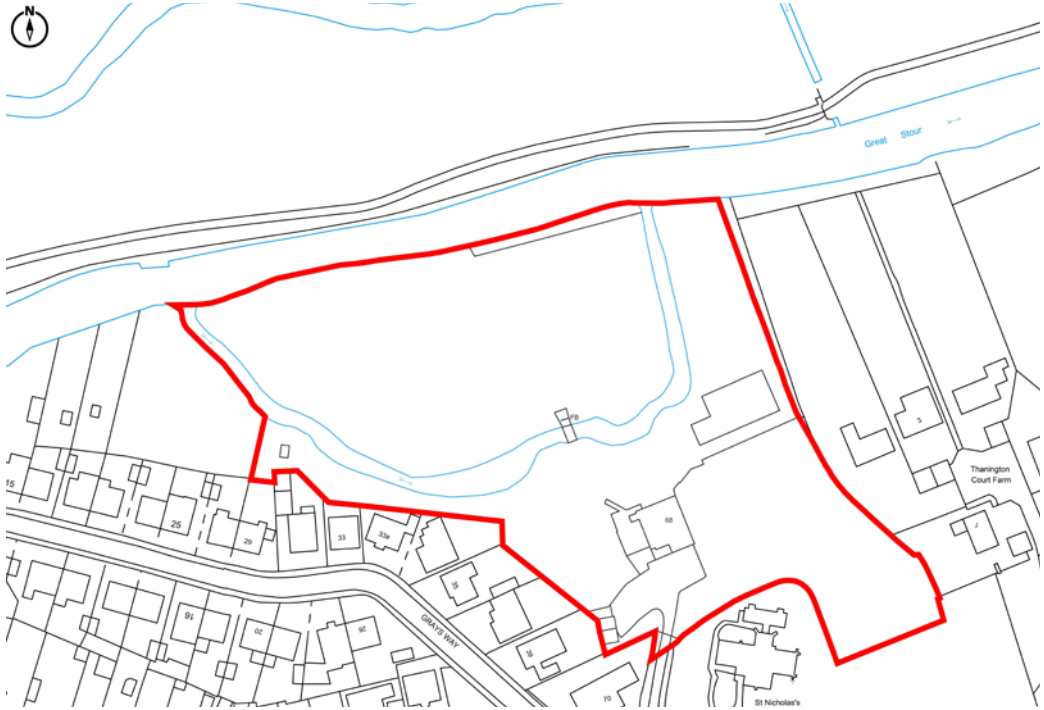
- Canterbury East
- Canterbury West

Key Locations

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

Nearby Schools

- Various well-regarded primary schools
- Simon Langton Grammar Schools
- St Anselm's School
- Kent College
- The King's School
- St Edmund's School



The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Floorplans

Main House internal area 4,897 sq ft (455 sq m)
Garage & Carport internal area 439 sq ft (41 sq m)
Donkey Shed & Coal Store internal area 128 sq ft (12 sq m)
Lambing Shed internal area 3,204 sq ft (298 sq m)
Total internal area 8,668 sq ft (805 sq m)
For identification purposes only.

Directions

CT1 3XE

what3words: ///prove.study.solar - brings you to the property

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 F

EPC Rating: D

Planning: Prospective purchasers should make their own enquiries of Canterbury City Council

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

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