



STAPLE

CANTERBURY, KENT

JACKSON-STOPS 

CRIXHALL COURT

BUCKLAND LANE, STAPLE, CANTERBURY, KENT, CT3 1JY

IMPRESSIVE GRADE II* COUNTRY HOUSE ENJOYING UNINTERRUPTED VIEWS ACROSS OPEN COUNTRYSIDE OFFERING SUBSTANTIAL ACCOMMODATION IN MATURE GARDENS OF CIRCA 2.1 ACRES



DESCRIPTION

Crixhall Court is believed to date from the late 16th century and exhibits many original features that would be expected from a property of this era, such as exposed beams, fireplaces and stone flooring.

The accommodation is set across two floors. To the ground floor is a kitchen/breakfast room with adjacent pantry, formal dining room, drawing room, sitting room, snug room, laundry room and two separate WCs. On the first floor is a principal bedroom, four additional bedrooms one with an en suite shower room, family bathroom and additional bathroom.

Outside the gardens are mainly laid to lawn enclosed by mature trees and shrubbery, with areas of seasonal planting. Crixhall Court is also accompanied by an enclosed garden with a heated swimming pool. There is an area of hard standing which subject to the necessary planning consent(s) could be utilised for garaging or possibly a tennis court.

FEATURES

- The configuration of Crixhall Court allows many of the rooms within the property to enjoy dual aspect views
- Drawing room with high ceiling and an ornate fireplace with wood burning stove
- Dining room with wooden floors and exposed beams
- Family room with open fireplace and built in shelving
- Kitchen/breakfast room with exposed beams, quarry tiled flooring, traditional style units, wooden work surfacing, calor gas fired Aga, and French doors opening onto the garden
- Morning room with stable door leading to gardens, York stone flooring, exposed brickwork, beams, inglenook fireplace with wood burner and Belfast sink
- Walk-in pantry with fitted shelving



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- Laundry room with Belfast sink, door leading to gardens and door to cloakroom
 - Principal bedroom with exposed timbers
 - Double bedroom with exposed timbers, built in wardrobe and en suite shower room
 - Three further double bedrooms all with exposed timbers
 - Family bathroom with free standing roll top bath and open fireplace
 - Additional family bathroom with bath and separate shower cubicle
 - Heated swimming pool enclosed with mature hedging, paved surround and Zodiac heat pump
 - Delightful gardens with mature trees and shrubs, sculpted Yew topiary bushes, ponds and an area of woodland
 - Remains of a moat can be seen within the woodland
 - Sizeable area of hard standing
 - Circa 2.1 acres



SITUATION

Crixhall Court is located in a tranquil rural setting with 360° views over open countryside approached by a private tree lined driveway and equidistance between the villages of Staple and Goodnestone.

Goodnestone offers a pub, primary school and café attached to the beautiful Goodnestone Park Gardens which are open to the public. Staple has a church, public house, village hall and garden centre with café.

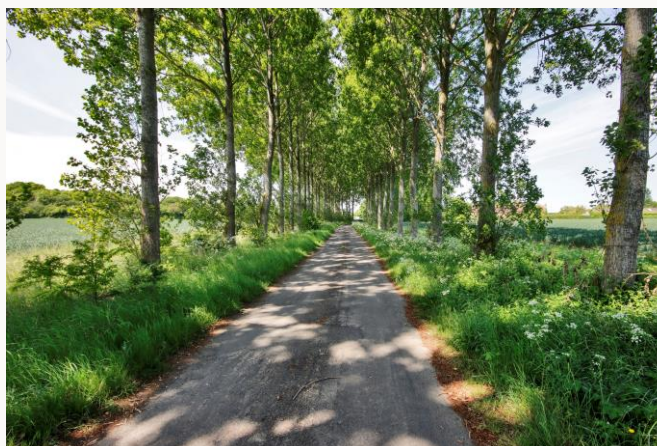
The nearby villages of Ash and Wingham can be found about 2.5 miles away providing a good selection of local shops and amenities including a local GP surgery and pharmacy, primary schools, shops, pubs, restaurants, post office, bank etc. There is easy access to the charming Cinque Port of Sandwich with the Sir Roger Manwood Grammar School and Royal St. George's & Prince's Golf Courses.

The Cathedral City of Canterbury is around 8.5 miles with its excellent shopping centre, wide choice of schools in both the private and state sectors, universities and mainline railway stations with the high-speed service from Canterbury West to London St. Pancras in under an hour.

There is easy access to the continent via Eurotunnel from Folkestone and ferry crossings from Dover. There are also excellent recreational and sporting facilities within the area including other golf courses and the Polo Farm Sports Club in Canterbury.

PROPERTY INFORMATION

- Services: Mains water and electricity. Private drainage. LPG gas.
- Local Authority: Dover District Council, Dover
- Council Tax band: G (2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.



DIRECTIONS

From central Canterbury at the Wincheap Roundabout, head East on the A28 towards Margate. Continue to the second roundabout and take the 2nd exit to Sandwich (A257). Turn left onto the A257, Lower Chantry Lane. At the next roundabout, continue onto the A257. Continue for approximately 4.1 miles and turn right onto Wingham Well Lane. Turn right onto the B2046/Adisham Road. Turn left onto Crockshard Lane and continue for approximately 1 mile. Turn left onto Cave Lane and then left onto the tree lined private driveway. Crixhall Court is located at the end of the driveway.

What3Words: ///engaging.diner.modifies

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

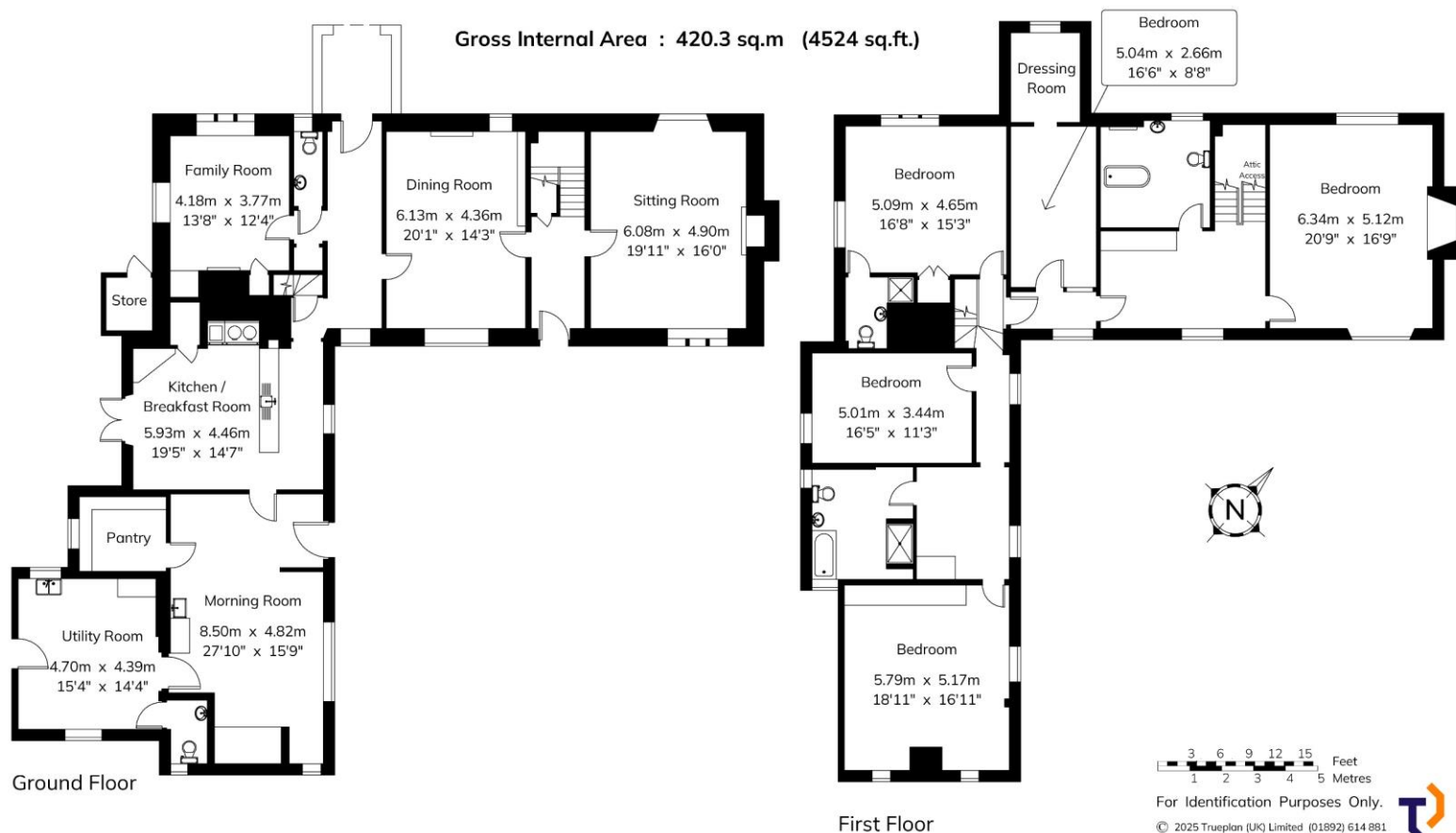
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

Crixhall Court

Gross Internal Area : 420.3 sq.m (4524 sq.ft.)



KENT AND EAST SUSSEX

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