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The Rookery, Durlock Road, Staple, Canterbury, Kent, CT3 1JU

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## The Rookery, Durlock Road, Staple, Canterbury, Kent, CT3 1JU

**£550,000 Freehold**

The Rookery is a charming detached farmhouse set along a quiet country lane, surrounded by beautiful open countryside and farmland. Offering four to five bedrooms, this characterful home presents a rare opportunity to acquire a substantial family property in the sought-after village of Staple.

- Four/Five Bedroom Detached Farmhouse
- Lots Of Potential For Modernisation & Improvement
- Wonderful Rural Views
- No Chain

The farmhouse offers plenty of scope to modernise and improve, allowing the next owners to create a home tailored to their own style while retaining its rural character and charm. With generous accommodation, versatile living spaces and far-reaching views, The Rookery has the potential to become a truly stunning country home.

Staple itself is a delightful rural village with a strong sense of community. The village is home to its historic Saxon church, an active village hall hosting a variety of events throughout the year including the ever-popular Staple Country Fayre, and The Black Pig pub & restaurant – a well-loved local spot. For those who enjoy the outdoors, the surrounding landscape offers miles of walking routes through open countryside.

Opportunities to purchase a detached farmhouse in this village are extremely rare, making The Rookery an exceptional find.

The Rookery is situated along a quiet country lane and is surrounded by beautiful open countryside and farmland. Staple is a rural village yet has an active community with its Saxon church, village hall which has many activities throughout the year including the popular Staple Country Fayre, The Black Pig pub & restaurant and miles of walks and open countryside.





The nearby larger villages of Ash & Wingham have a general store, Doctor & Dentist surgeries, pharmacy and newsagents. The villages of Wingham, Goodnestone & Ash have well regarded primary schools and Sandwich & Canterbury both offer an excellent range of Grammar and private secondary schools.

**Agent's note**  
 The Rookery forms part of a larger title which will be divided upon sale. Please refer to the plan included within these particulars for further detail. The barn is not included in the sale.

The gravel driveway to the side of The Rookery will become a shared drive for this property and a property which is to be built in the field to the left-hand side of the house. The purchaser will be required to create their own parking area to the front or rear of The Rookery. Please consult the plan included within these particulars and speak with the office if you require clarification before viewing.

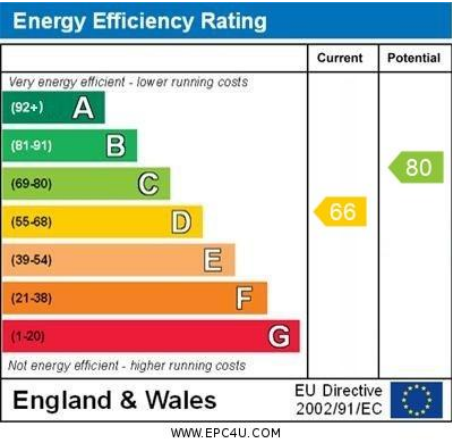
Full details of the planning can be found on the Dover Council planning portal under reference 21/01714 or by searching the post code: CT3 1JU

**Viewing:** By appointment through Finn's, Canterbury.  
 Tel: 01227 454111

**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'F' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 27/8/25

















Sales Plan - The Rookery, Durlock Road,  
Staple, CT3 1JU

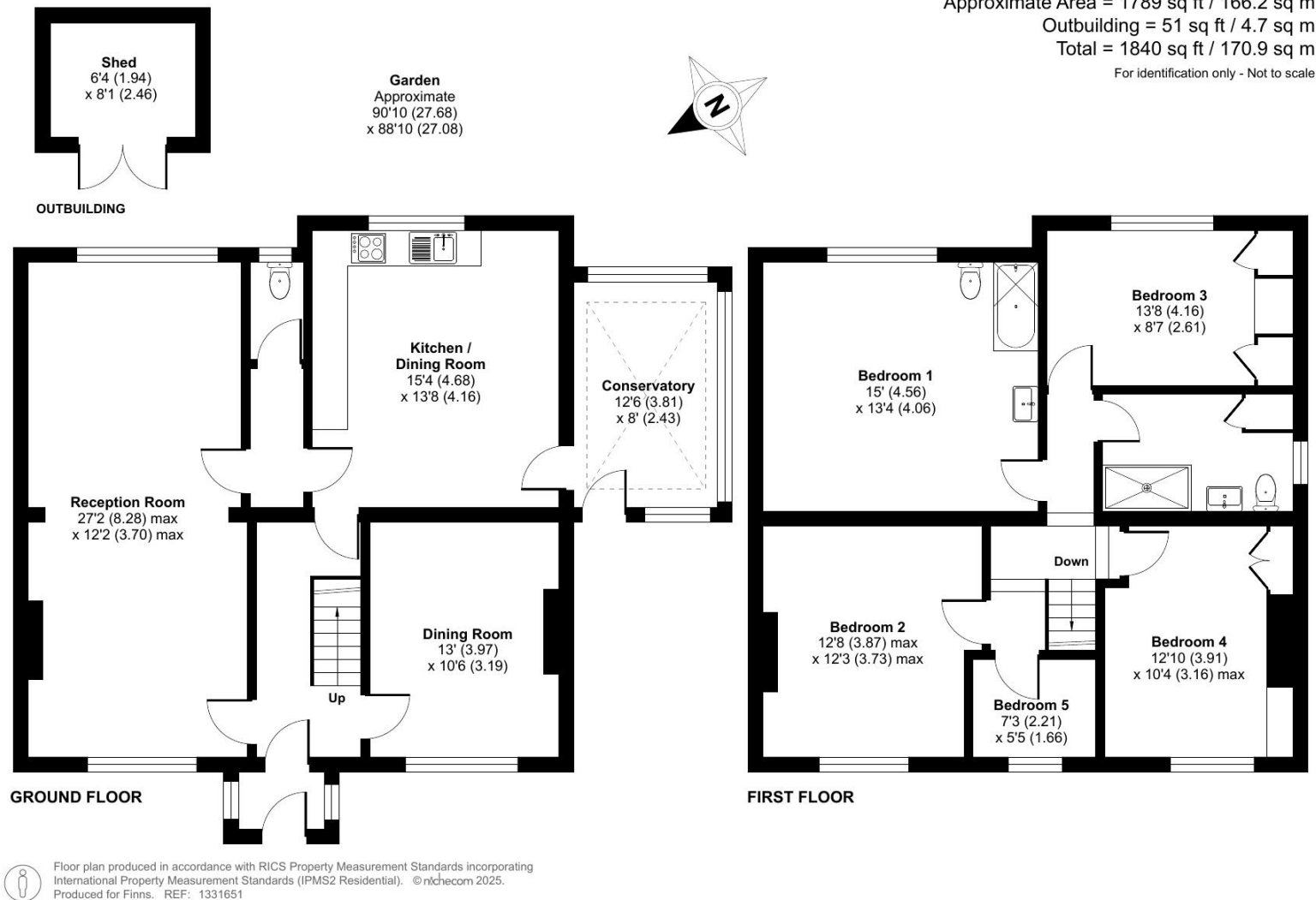


Rookery Cottage



□ The Rookery  
▨ Shared Driveway





**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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