



NAEA Licensed Estate Agents

# St. Nicholas At Wade

Little Orchard Close, Birchington, Kent, CT7 0EU

**£400,000**



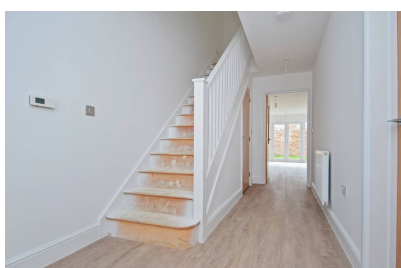
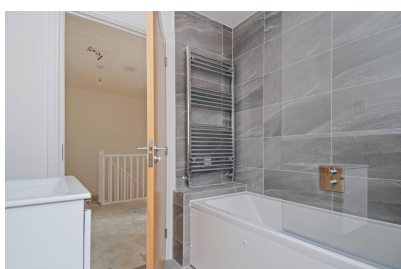
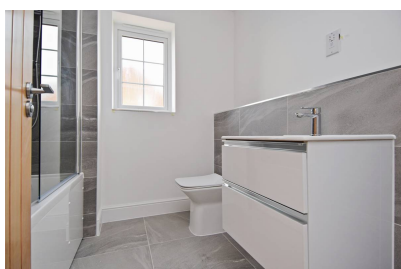
A luxurious semi-detached home forming part of a new and exclusive collection of properties in the village of St Nicholas-at-Wade.

Providing 1230 sq ft (114 sq m) of accommodation, these homes are spacious throughout and are finished to an exacting standard.

✉ [thanet@kea.org.uk](mailto:thanet@kea.org.uk) ☎ 01843 830430

✉ Branch Support, Canterbury Road, St Nicholas At Wade, CT7 0PG





## Property Information

A luxurious semi-detached home forming part of a new and exclusive collection of properties in the village of St Nicholas-at-Wade.

Providing 1230 sq ft (114 sq m) of accommodation, these homes are spacious throughout and are finished to an exacting standard.

An impressive kitchen/dining/family room proves to be the social hub of the home and is well equipped with integrated appliances whilst a large lounge and cloakroom concludes the ground floor. Moving upstairs, a very spacious landing presents three good size bedrooms (master en-suite) and a family bathroom.

There are luxurious bathroom suites with 'Roca' sanitaryware and a choice of carpets are included.

Externally, there is a wonderful rear garden which is laid to lawn with a sandstone patio. The large block paved driveway leads to a brick built garage.

These attractive homes are perfect for both families and those who may be downsizing, seeking a village lifestyle, yet being close to excellent transport links serving neighbouring towns and London.

### Location

Nestled between the seaside towns of Birchington and Herne Bay and only 10 miles from the historic city of Canterbury is the semi-rural village of St Nicholas-at-Wade. Originally named after the Patron Saint of sailors, it is reputed that there was once a channel of water that you would have to wade across to reach the village. The Wantsum Channel was a strait separating the Isle of Thanet from the north-eastern extremity of the English county of Kent and connecting the English Channel and the Thames Estuary. It was a major shipping route when Britain was part of the Roman Empire, and continued in use until it was closed by silting in the late Middle Ages. Its course is now represented by the River Stour and the River Wantsum, which is little more than a drainage ditch lying between Reculver and St Nicholas-at-Wade and joins the Stour about 1.7 miles (2.7 km) south-east of Sarre. St Nicholas is proud of its village hall dating from the 1930's and its sports field with cricket pavilion in Bell Meadow that host's cricket matches and of course, not forgetting the Church dating back to Norman times. St Nicholas boasts one of the most sought after primary schools in the area and has an outstanding Ofsted report. There are two local pubs serving exceptional food and a village shop with post office. Despite its semi-rural setting, it is under 1 mile to the A299 that provides links to the M2 and only 3.8 miles to Minster train station that has connections to Canterbury West where you can pick up the high-speed service that will take you to London St Pancras in under an hour. It is only a 4.5 mile drive to the beautiful Minnis Bay which is popular for windsurfing, kitesurfing and provides access to some excellent coastal cycling and walking routes. There are three prestigious golf courses in the area. Royal St Georges - home to the Open every 4 to 5 years, Princes Golf Course and North Foreland, which are all 'Links' style courses.

### Entrance Hall

**Cloakroom 4' 7 x 2' 7 (1.4m x 0.79m )**

**Lounge 18' 10 x 12' (5.75m x 3.66m )**

**Kitchen/Dining/Family Room 20' 4 x 19' 1 At maximum points (6.2m x 5.82m )**

### First Floor Landing

**Master Bedroom 11' 11 x 11' 10 (3.64m x 3.61m )**

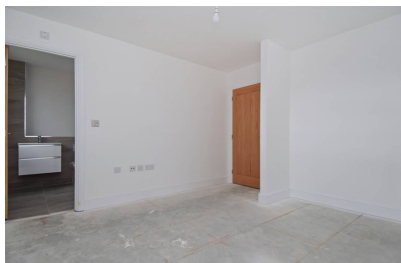
**En-Suite 8' 1 x 7' 2 (2.47m x 2.19m )**

**Bedroom Two 10' 10 x 9' (3.31m x 2.75m )**

**Bedroom Three 10' x 7' 10 (3.05m x 2.39m )**



**Bathroom 7' 1 x 6' 7 (2.16m x 2.01m )**



**Garage 19' 6 x 9' 11 (5.95m x 3.03m )**

**Main Services**

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

**Heating**

Central heating is provided by a gas fired boiler situated in the kitchen and hot water radiators as indicated in these particulars.

**Windows**

The windows are generally of UPVC double glazed sealed units.

**Tenure**

The property is to be sold Freehold with vacant possession.

**Council Tax**

We are advised by the Valuation Office that the property is currently within Council Tax Band TBC. The amount payable under tax band 'TBC' for the year 2024/2025 is £TBC

**Viewing**

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.



**Agent Notes**

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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