



Oakwood homes<sup>®</sup>  
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## Property brochure



PARISH CLOSE  
ST. NICHOLAS AT WADE  
KENT  
CT7 0DR

Price: £625,000

4 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC B

Tenure FREEHOLD  
Council Tax F



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

This stunning modern detached family home is situated in the heritage fields development located in the ever popular village of St Nicolas at wade. Beautifully presented throughout, this wonderful family home offers modern design and décor and is light and naturally well lit throughout. The ground floor offers a spacious lounge with access directly to the sunny rear garden. The study is a perfect space for a home office or children's play area. The kitchen is a perfect modern cooking space with quartz work tops and integrated appliances with ample storage and work space on offer, with the dining space looking out and providing direct access to the rear garden. Upstairs the property has four good size bedrooms with an en-suite to the master and the family bathroom. This home provides ample space throughout for the whole family to enjoy, situated on a generous corner plot the home also has the added benefit of off-road parking and a garage, and is located in a lovely peaceful development. Call Oakwood homes to arrange your viewing.

### Location

St Nicholas At Wade is a picturesque rural village which is served by two public houses, a 13th century church, a village hall, primary school and sports field (Bell Meadow) with a cricket pavilion. St Nicholas At Wade is also ideally located within easy reach of the historic city of Canterbury (approx. 10 miles) and Ramsgate (8 miles), with its Royal Harbour and picturesque marina with its good selection of restaurants, bars and shops. The village of Minster (approx. 4 miles) offers a selection of independent shops, pubs and restaurants. Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. The property is easily connected with the motorway network via the A299 Thanet Way and A2 and the Thanet Parkway Railway Station will connect with the High Speed rail services to Ashford International and London St Pancras, and is located within 6 miles.

### Accommodation

#### GROUND FLOOR

Lounge	23.2' (7.07m) x 14.5' (4.42m)
Study	10.4' (3.17m) x 6.4' (1.95m)
Kitchen	13.5' (4.11m) x 10.6' (3.23m)
Dinning Room	14.8' (4.51m) x 9.1' (2.77m)

#### FIRST FLOOR

Bedroom 1	12.3' (3.75m) x 11.3' (3.44m)
En-suite	7.2' (2.19m) x 4.5' (1.37m)
Bedroom 2	15.7' (4.79m) x 10.7' (3.26m)
Bedroom 3	12.2' (3.71m) x 10.7' (3.26m)
Bedroom 4	10.9' (3.32m) x 8.2' (2.50m)
Bathroom	7.4' (2.26m) x 6.9' (2.10m)

#### OUTSIDE

Garage, off road parking, rear garden



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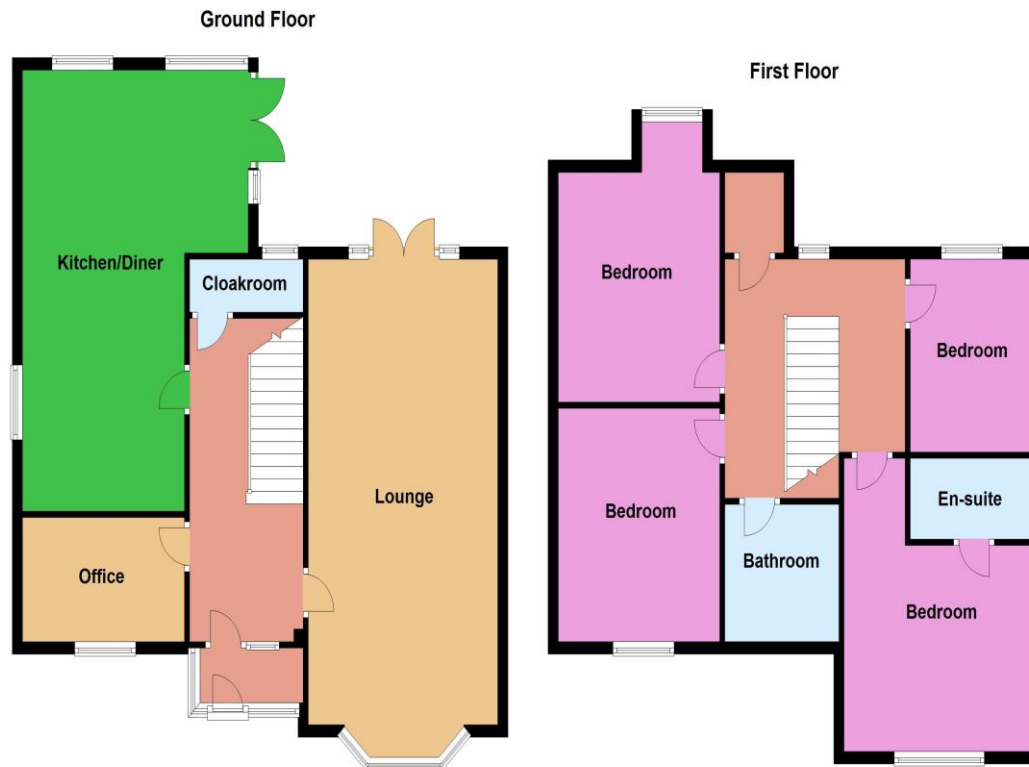
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### Key Features

- Stunning detached family home
- Ample living space
- En-suite to master
- Detached garden room/office
- Off Road parking
- Garage
- Enclosed sunny rear garden

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0020792/20231213/SRDP

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