

Property brochure



PARISH CLOSE BIRCHINGTON KENT CT7 0DR

Price: £600,000

4 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC I

Tenure FREEHOLD
Council Tax F



















Property brochure

The Property

Experience luxurious living in this spacious 1,600+ sq. ft. four-bedroom executive home, perfectly designed for families and entertaining. The property features four generously sized double bedrooms, the master with an en-suite, along with a stylish family bathroom. The ground floor is thoughtfully designed for modern living. At its heart is an expansive open-plan kitchen-dining room, featuring a breakfast bar and doors that open to the rear garden. A separate utility room with convenient side access adds practicality. The sizeable lounge at the front of the property offers a comfortable retreat, and there is also a versatile reception room, ideal as a home office or snug, all accessed from a spacious and welcoming hallway. The generous rear garden includes a patio leading to a lawned area, perfect for outdoor living. To the side, a garage and driveway provide parking for multiple vehicles. Combining elegance, space, and functionality, this home is a must-see. Book your viewing today!

Location

Situated approximately 3 miles from Birchington in the direction of Canterbury, St Nicholas at Wade has a thriving community with 2 well regarded pubs and a sought after primary school. The village is ideally situated for main road communications to both Canterbury and beyond via the A299 and A28 trunk roads which lie at opposite ends of the village. Mainline rail options are available from Birchington and Herne Bay.

Accommodation

GROUND FLOOR

Entrance Hall

 Lounge
 17'8" (5.38m) x 11'7" (3.53m)

 Kitchen
 22'3" (6.78m) x 13'8" (4.17m)

 Utility
 5'9" (1.75m) x 12' (3.66m)

 Office
 11'1' (3.38m) x 8'7" (2.62m)

FIRST FLOOR

W.C

 Bedroom
 15'4" (4.67m) x 11'7" (3.53m)

 En suite
 7'8" (2.34m) x 4'9" (1.45m)

 Bedroom
 16'5" (5.00m) x 10'9" (3.28m)

 Bedroom
 13'5" (4.09m) x 10'6" (3.20m)

 Bedroom
 11'3" (3.43m) x 9'8" (2.95m)

 Bathroom
 7' (2.13m) x 6'5" (1.96m)

Garage and off road parking

Broadband is delivered via fibre to the premises









Ground Floor First Floor **Bathroom** Utility Bedroom Kitchen/Diner Room Bedroom Cloakroom En-suite **Bedroom** Office 3.17m x 2.66m (10'5" x 8'9") Lounge Bedroom

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Key Features

- Detached home
- Generous plot
- Garage
- Off street parking
- Utility room
- Large kitchen-dining space
- Social home
- Office/second
 reception space
- En-suit
- Large Home, Totaling
 1668 Square Feet

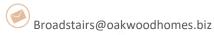
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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0024262/241210JLCW







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