



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



PARISH CLOSE  
BIRCHINGTON  
KENT  
CT7 0DR

Price: £600,000

4 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC B

Tenure FREEHOLD  
Council Tax F



[Broadstairs@oakwoodhomes.biz](mailto:Broadstairs@oakwoodhomes.biz)



01843 809000



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

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### 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



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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-suite
- Large Home, Totaling 1668 Square Feet

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. BIR0024262/241210JLCW



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