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Fern Cottage, The Street, Wickhambreaux, Canterbury, Kent, CT3 1RT

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**Fern Cottage, The Street,
Wickhambreaux, Canterbury, Kent,
CT3 1RT**

£350,000 Freehold

A charming, double fronted, three bedroom Grade II Listed cottage with many period features and a wonderful 164' garden offered for sale with no onward chain.

- Three Bedroom Cottage
- Grade II Listed
- No Onward Chain
- Inglenook Fireplace
- 164' Rear Garden
- Situated In One Of East Kent's Finest Villages
- Would Benefit From Some Modernisation & Improvement.

The front door opens to the welcoming double aspect sitting room with its inglenook fireplace and beamed ceiling.

The kitchen is fitted with a range of wall and base units with spaces for appliances and another inglenook fireplace.

Upstairs, the landing leads to the three bedrooms and family bathroom.

Outside, the rear garden measures approximately 164' and is mainly laid to lawn with a variety of established trees and shrubs.

Wickhambreaux is an idyllic village just 5 miles from the Cathedral City of Canterbury and has a popular Public House – The Rose, an OFSTED 'Outstanding' rated primary school and a beautiful 13th Century church, along with miles of walks through open countryside right on the doorstep.



Wickhambreaux is one of the most beautiful villages in East Kent and is situated just 5 miles east of the Cathedral city of Canterbury, an ancient thriving city with an abundance of cafés, restaurants and shopping facilities.

Educationally Canterbury is very well provided for with two universities, the world renowned King's School, the Simon Langton Boys' & Girls' Grammar Schools, Barton Court Grammar, Kent College and St Edmund's all within a 20 minute drive.

Transport links are excellent with Canterbury West Station being just a 20 minute drive with its high speed service to London St Pancras in just 56 minutes.

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

Services: Mains gas, electricity, water & drainage

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 12/3/26

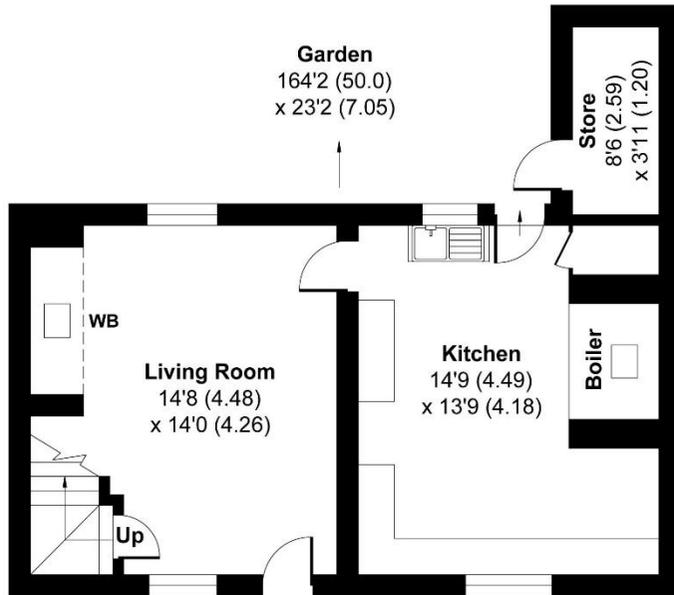




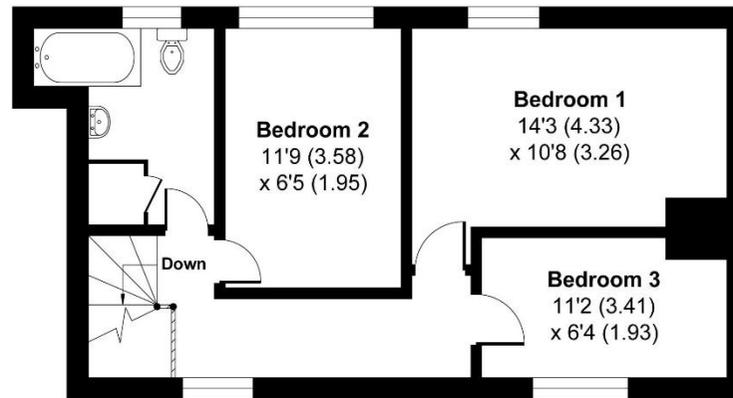
The Street, Wickhambreaux

Approximate Gross Internal Area = 88.82 sq m / 956.05 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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