



FINN'S

since 1865



Manor Road, St Nicholas at Wade, Birchington, CT7 0NY

finns.co.uk

Manor Road

St Nicholas at Wade, Birchington, CT7 0NY

Guide Price £700,000

Freehold

Situated in the sought-after village of St Nicholas at Wade on the outskirts of Birchington-on-Sea, this superb rarely available family home offers more than most.

The ground floor of the property consists of a large welcoming hallway, a sleek modern fitted kitchen with integrated appliances as well as a convenient utility room. The property also comprises a generous sized dining room, a bright and spacious living room and a conservatory with panoramic views across the garden. In addition, you will also find three good sized bedrooms, one of which boasting a hidden en-suite shower room with a built-in wardrobe.

On the first floor, there is a large principal bedroom which benefits from a modern four-piece bathroom.

Externally, the property offers off-road parking for multiple vehicles within an 'in & out' driveway, a brick-built garage with rear access and a 0.55-acre (approx.), extraordinary rear garden equipped with two timber cabins.

Nestled between the bustling seaside resorts of Birchington-on-Sea and Herne Bay, the idyllic village of St Nicholas at Wade offers swift access to the A299 Thanet Way as well as being within 4-miles of Birchington train station which provides high speed train links to London St Pancras. The village is popular amongst families seeking catchment for St Nicholas at Wade CofE Primary School and benefits from a local convenience shop, post office and choice of public houses.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hallway
Dining room
Bedroom 4
Reception room
Conservatory
Bedroom 3
Kitchen
Utility room
Bedroom 2
En-Suite

First floor

Bedroom 1
En-Suite

External

Driveway
Garage
Rear Garden
Cabin 1
Cabin 2

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band E (Dover District Council)

Energy rating: Current 66 | D. Potential 74 | C.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

finns.co.uk



Approximate Area = 2025 sq ft / 188.1 sq m
 Limited Use Area(s) = 390 sq ft / 36.2 sq m
 Garage = 267 sq ft / 24.8 sq m
 Outbuildings = 186 sq ft / 17.2 sq m
 Total = 2868 sq ft / 266.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Finns. REF: 1001299

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

