



4 Mill Close
Wickhambreaux | Canterbury | Kent | CT3 1RF

FINE & COUNTRY



Step inside

4 Mill Close

Located at the end of a charming group of attractive properties is this detached three storey family home that has not been on the market in more than 30 years. The delightful rear garden includes part of the Little Stour stream running through it and the property backs onto farmland with wonderful rural views as far as the eye can see.

There is a gravel driveway leading to a double garage and the front entrance. This opens in a spacious hallway featuring a central arch and access to a coat cupboard, stairs to the upper floors and a cloakroom. The well-proportioned dual aspect sitting room includes double glazed multi-pane sash windows that can also be found throughout the house, French doors to the rear terrace and an open fire with a brick surround and a wood mantle as a delightful focal point.

A lounge opens into the dining area that has an external French door and is ideal for more formal entertaining and special celebrations, while the kitchen/breakfast room is just the place for relaxing family get togethers. It includes solid wood fronted units with marble worktops housing a mix of built in and stand-alone appliances, space for a table and chairs as well as a door to the garden.

On the first floor there is a family bathroom and four bedrooms including a single that would make an excellent study with fitted cupboards and built in drawers. The main bedroom has a wall of fitted wardrobes and a dressing table as well as an en suite shower room with a vanity basin. On the second floor there is a landing with a large storage cupboard and two partially vaulted double bedrooms.

The mature rear garden includes a terraced patio that spans the length of the house where you can enjoy al fresco dining or just sit and revel in the views over the garden and beyond. The terrace is bordered by a large level lawn and surrounded by a riot of colourful plantings, well established shrubs and impressive trees with a pathway down to the stream.





Seller Insight

“ This has been a wonderful family home for some 32 years in a superb quiet and peaceful location within a charming and friendly village environment. Wickhambreaux is a quintessential English village and includes a 13th century church, a village green and the excellent Rose Inn. There is also a primary school rated Outstanding by Ofsted and a children's playing field, and there are regular bus services from the village. The adjacent village of Ickham includes the renowned Duke William pub and restaurant and the Tor Spa retreat if you fancy a bit of pampering, while Littlebourne is under a mile away with its primary school, post office, convenience shop and pub.

It is only a couple of miles to Wingham with its excellent pub/restaurants, shops and a post office while nearby is the excellent Gibsons food hall and farm shop. If you want to entertain the youngsters there is Howletts Wild Animal Park and Wingham Wildlife Park, and horse enthusiasts can ride at the Barton Field Farm Equestrian centre.

The historic city of Canterbury is not far away with its UNESCO heritage buildings, high street stores, individual shops, theatres, three universities and restaurants. There are also two train stations, Canterbury West with High Speed link to St Pancras in under an hour, and Canterbury East with services to Victoria. Very good grammar schools are available in Canterbury and Sandwich and there are excellent private schools in Dover and Canterbury. A regular bus service can take you to the city as well as to the golf club and the Polo Sports club or to the Thanet towns for a day on the beach.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



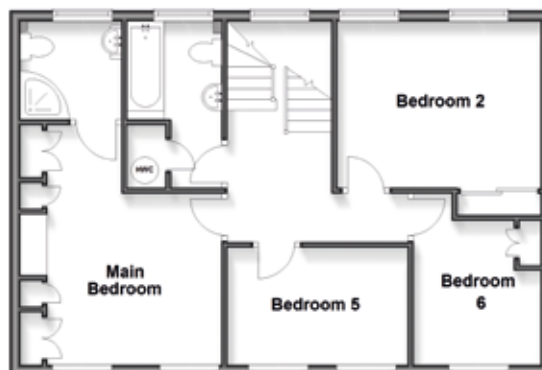


Travel		Healthcare		Entertainment	
By Road:		Littlebourne Surgery	01227 721515	Marlowe Theatre, Canterbury	01227 787787
Littlebourne	0.9 miles	Northgate Medical Practice	01227 208556	Gulbenkian Theatre	01227 769075
Canterbury	4.9 miles	Canterbury Medical Practice	01227 463128	Abode Hotel	01227 766266
Channel Tunnel	17.7 miles	Kent and Canterbury Hospital	01227 766877	The Rose	01227 721763
Dover Docks	19.0 miles	Chaucer Hospital	01227 825100	Duke William	01227 721308
Gatwick Airport	70.9 miles				
Charing Cross	68.7 miles				
 By Train from Canterbury West		Education		Local Attractions / Landmarks	
High-Speed St. Pancras	54 mins	Primary Schools:		Howletts Animal Park	
Charing Cross	1hr 32mins	Wickhambreaux Primary	01227 721300	Wingham Wildlife Park	
Victoria	1hr 20mins	Littlebourne Primary	01227 721761	The Beaney House	
Ashford International	16 mins	Wingham Primary	01227 720277	Canterbury Cathedral	
		Kent College Junior	01227 762436	Canterbury Heritage Museum	
		St Edmunds Junior	01227 475600		
		The Kings Junior	01227 714000		
 By Train from Canterbury East		Secondary Schools:			
Charing Cross	1h 55mins	Simon Langton Girls Grammar	01227 463711		
Victoria	1h 33mins	Simon Langton Boys Grammar	01227 463567		
Dover Priory	20 mins	Barton Grammar	01227 464600		
		King's School, Canterbury	01227 595501		
		Kent College	01227 763231		
		St Edmunds	01227 475600		
Leisure Clubs & Facilities					
Polo Farm Sports Club	01227 769159				
Canterbury Golf Club	01227 453532				
Littlebourne Cricket Club	07930391479				
Kingsmead Leisure Centre	01227 769818				

Ground Floor
Approx. 115.4 sq. metres (1242.4 sq. feet)



First Floor
Approx. 63.2 sq. metres (679.9 sq. feet)



Second Floor
Approx. 30.3 sq. metres (328.6 sq. feet)



GROUND FLOOR

Entrance Hall	
Sitting Room	21'2 x 12'7 (6.46m x 3.84m)
Cloakroom	
Lounge	12'6 x 10'8 (3.81m x 3.25m)
Dining Area	11'10 x 10'2 (3.61m x 3.10m)
Kitchen/Breakfast Room	21'8 x 10'3 (6.61m x 3.13m)

FIRST FLOOR

Landing	
Main Bedroom	14'10 maximum x 12'5 (4.52m x 3.79m)
En Suite Bathroom	
Family Bathroom	
Bedroom 2	12'7 x 11'11 (3.84m x 3.63m)
Bedroom 6	8'11 x 7'10 (2.72m x 2.39m)
Bedroom 5	11'2 x 7'3 (3.41m x 2.21m)

SECOND FLOOR

Landing	
Bedroom 3	13'4 x 11'10 (4.07m x 3.61m)
Bedroom 4	13'4 x 8'9 (4.07m x 2.67m)

OUTSIDE

Rear Garden	
Additional Garden/Land	
Driveway	
Double Garage	17'5 x 17'3 (5.31m x 5.26m)

EPC Pending
Council Tax Band: G
Tenure: Freehold

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