



FINN'S

since 1865

5 & 6 The Mill, The Green, Wickhambreaux, Canterbury, Kent, CT3 1RQ

finns.co.uk

www.finns.co.uk

5 & 6 The Mill, The Green, Wickhambreaux,
Canterbury, Kent, CT3 1RQ

Guide Price £595,000 Share Of Freehold

An extremely rare opportunity to purchase two high quality apartments which combined make an exceptional 6 bedroom penthouse in this historic converted 19th Century Grade II Listed former watermill. The two apartments combined come to just under 2,300 square feet of light filled, contemporary accommodation with the most wonderful views situated in the centre of the idyllic village of Wickhambreaux.

The apartments have been renovated to an extremely high standard with meticulous attention to detail by the current owners and offer versatile, open plan accommodation.

- **Beautifully presented 6 bedroom penthouse apartment**
- **Wonderful views**
- **Restored to a high standard by the current owners**
- **Hugely versatile accommodation**
- **Two off road parking spaces**
- **Quality fitted kitchens & bathrooms**
- **Situated in the centre of the village**
- **Close to Wickhambreaux School**

Apartment 5:

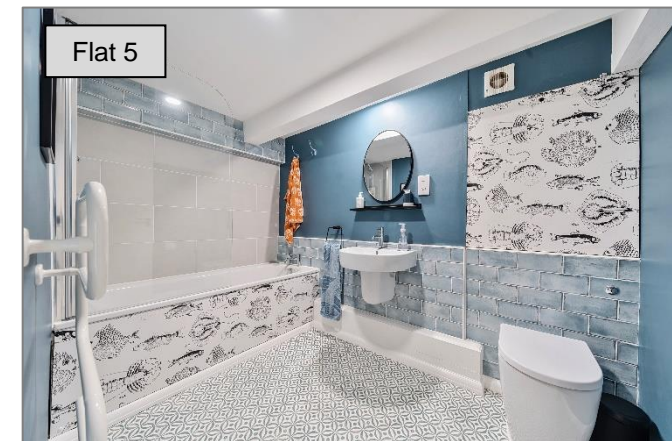
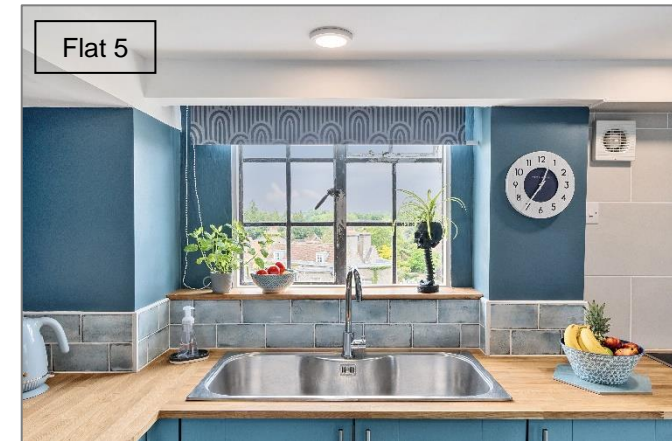
From the communal courtyard and parking area the front door opens to the well presented communal hallway with stairs rising to the third floor. The front door to the apartment opens to the spacious entrance hall and through to the sitting room - a wonderfully light and airy room, ideal for entertaining with windows to three sides offering the most wonderful views over the village and surrounding countryside.

The kitchen has been fitted with a good range of units under solid wood worktops, spaces for appliances and an integrated electric double oven.

The stylish bathroom has a bath with shower over, w.c, wash hand basin and heated towel rail.

The master bedroom is a lovely calming space with windows to two different aspects offering superb views over the village and beyond to open countryside and also benefits from a spacious dressing room. The second bedroom is a good size double and could equally make a good study or home office.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Apartment 6:

From the communal courtyard and parking area the front door opens to the well presented communal hallway with stairs rising to the third floor. An internal staircase leads to the front door and has a very handy oak bench with shoe racks and coat hooks. The front door to the apartment opens to the hallway and through to the spacious kitchen/diner which has been well fitted with a good range of units under solid wood worktops.

There are three bedrooms on this floor along with a stylish family bathroom and a reception room which would also make an ideal home office.

The top floor comprises a further bedroom, shower room and a very useful studio which would make an ideal home office or could equally be used as a further bedroom or a snug.

Outside, there are two allocated parking spaces, and a communal courtyard adjacent to the river and the old water wheel.

The new owners will automatically become shareholders of the freehold management company which runs the communal areas of the Mill. (Lease Remaining approximately 990 years)

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, 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 café's, restaurants and shopping facilities.

Educationally Canterbury is very well provided for with two universities, the world renowned King's school, the Simon Langton Boy's & Girl's Grammar schools, Barton Court Grammar, Kent College & St Edmund's all within a 15 minute drive.

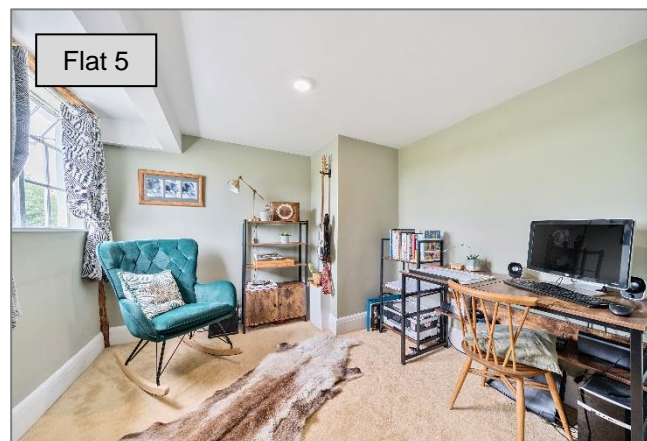
Transport links are excellent with Canterbury West Station being just a 15 minute drive with its high speed service to London St Pancras in just 56 minutes.

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

Services: Mains electricity, water & drainage.

Council Tax: Band 'B' according to the website of the Valuation Office Agency.

Date: These particulars were prepared on 6/6/24



Flat 6



Flat 6



Flat 6



Flat 6



Flat 6



Flat 6



Flat 6



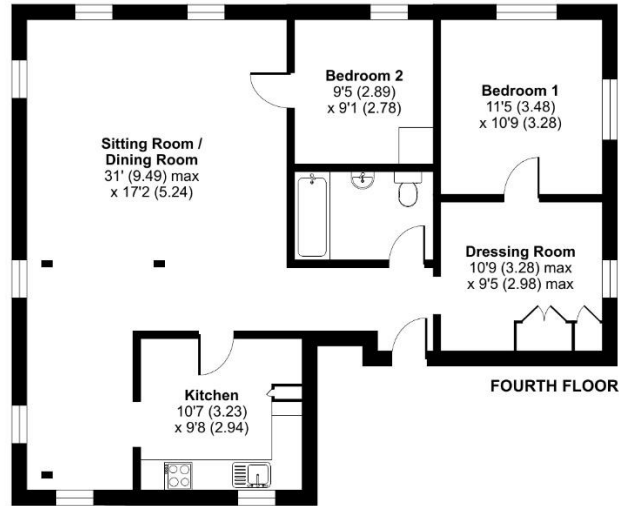
Flat 6



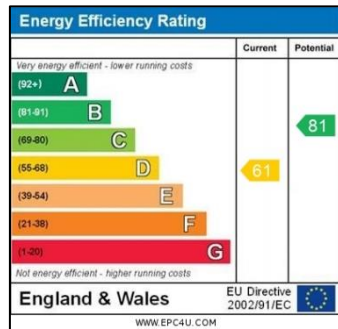


Apartment 5

Approximate Area = 989 sq ft / 91.8 sq m
For identification only - Not to scale

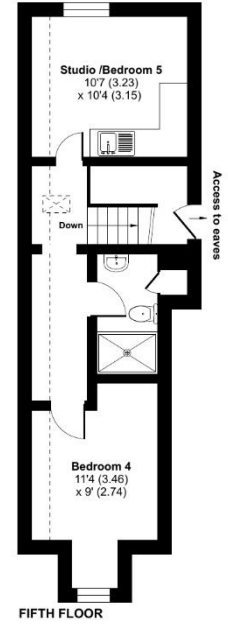
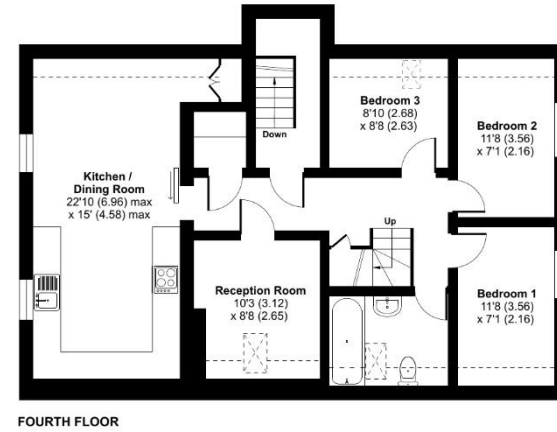
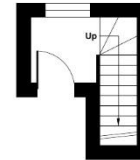


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1136425

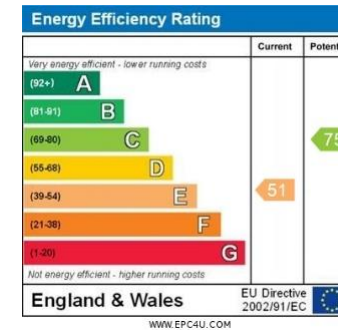


Apartment 6

Approximate Area = 1179 sq ft / 109.5 sq m
Limited Use Area(s) = 126 sq ft / 11.7 sq m
Total = 1305 sq ft / 121.2 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). © nichecom 2024. Produced for Finns. REF: 1136426



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 Finns 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 Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

