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4 Seaton Road Cottages, Seaton Road, Wickhambreaux, Canterbury, CT3 1RW

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Guide Price £385,000 Freehold

A beautifully presented two bedroom cottage set in a tucked away position in one of East Kent's most picturesque villages.

- A Charming Two Bedroom Cottage
- No Chain
- Set In An Idyllic Village Position
- Two Reception Rooms
- Beautiful Gardens
- Off Road Parking & Detached Garage

The front door opens to the entrance hall and leads through to the kitchen which looks over the rear garden and has a good range of wall and base units and spaces for appliances. The sitting room has a wonderful vaulted ceiling and exposed beams and leads through to the stunning conservatory which benefits from a glass roof and a wood burner and has lovely views over the garden. The family bathroom is also on the ground floor and comprises a bath, w.c and wash hand basin.

Upstairs, the landing leads to the two bedrooms.

Outside, the cottage is set behind its pretty front garden. There are double gates to the side of the property which lead to the off road parking area and to the detached garage which benefits from power and a useful workshop to the rear.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The gardens are a real highlight of the property and are clearly a labour of love for the current owners with a manicured lawn, many established trees and shrubs and a beautiful wisteria.

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' and Girls' Grammar Schools, Barton Court Grammar, Kent College and St Edmund's, all within a 15 minute drive.

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

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

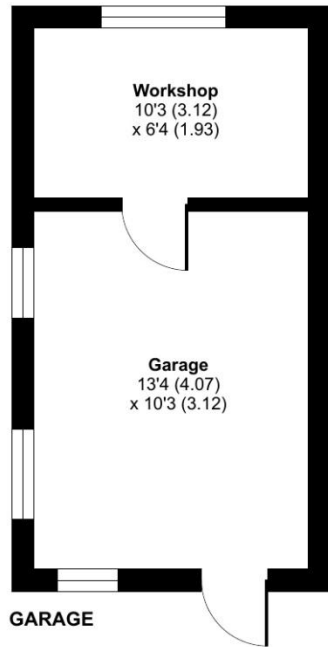
Services: Mains gas, electricity, water & drainage.

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

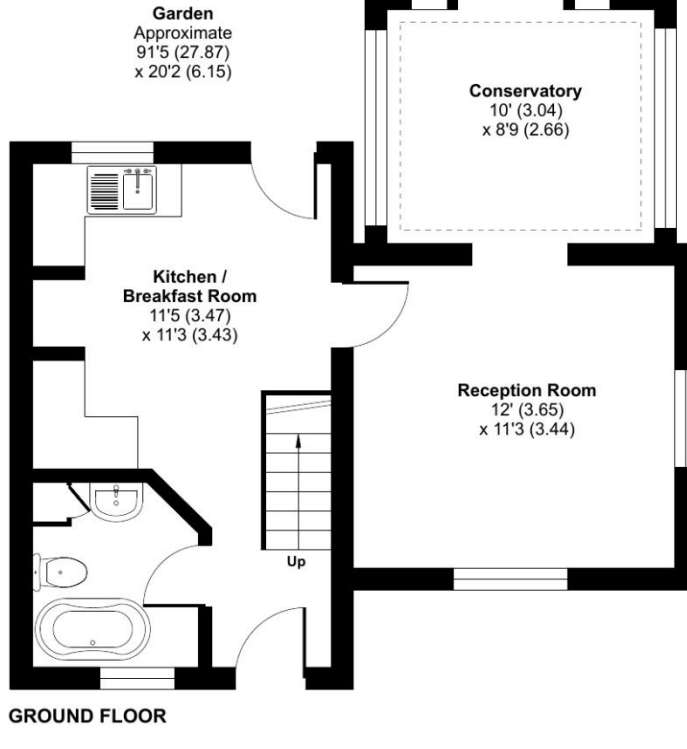
Date: These particulars were prepared on 16/4/25 and amended on 07/5/25



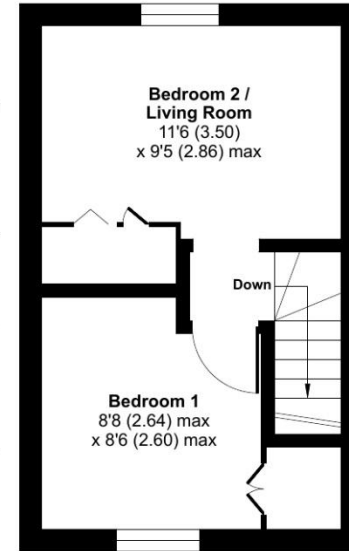
Approximate Area = 658 sq ft / 61.1 sq m
 Garage = 207 sq ft / 19.2 sq m
 Total = 865 sq ft / 80.4 sq m
 For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
 Produced for Finns. REF: 1278172

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		
(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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