



Wotton Court, St. Nicholas At Wade, Birchington, CT7 0LZ

Guide Price £750,000

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Tucked away within a peaceful private cul-de-sac of just three homes, 2 Wotton Court is a beautifully symmetrical and carefully designed detached residence that immediately impresses with its balance, light, and sense of calm.

Positioned in the heart of St Nicholas-at-Wade, one of east Kent's most admired and historic villages, this property offers that rare blend of village charm and modern practicality – a place where open countryside meets coast, and where community spirit still thrives.

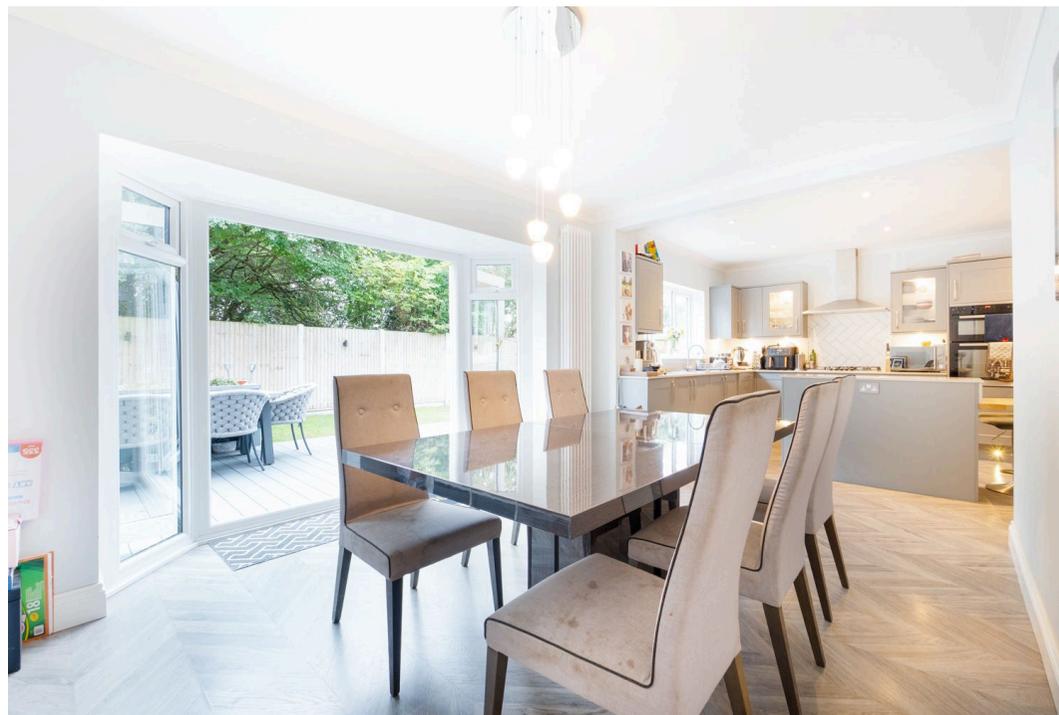
Take a Look Inside

A generous porch opens into a broad, welcoming entrance hall that sets the tone for the home's scale and flow.

To the front, a room currently used as a playroom (12'5" x 7'2") offers genuine flexibility – equally suited as a home office, snug, or guest suite depending on your family's needs.

Beside it, the living room (21'2" x 12'5") is beautifully proportioned, with floor-to-ceiling windows overlooking the garden and a central log burner adding warmth, texture and charm. It's a wonderfully generous space – ideal for family gatherings, movie nights, or quiet evenings by the fire – comfortably accommodating multiple activities without ever feeling crowded.

The kitchen-dining area forms the heart of the home, offering an ideal setting for both everyday living and entertaining. The kitchen (18'5" x 11'4") combines modern country styling with a contemporary edge, thoughtfully designed around a central angled island with bar seating that creates a natural connection between the kitchen and dining zones. A large window above the sink frames views of the garden, while ample cabinetry, a range cooker, oven, dishwasher, fridge-freezer, and multiple storage areas make it both beautiful and highly functional.





The dining area (14'1" x 10'1") wraps around in an elegant L-shape, creating a bright and sociable space with French doors leading directly to the garden – perfect for summer dining and family get-togethers. Off the kitchen, a utility room (7'0" x 7'9") links directly to the double garage (17'10" x 17'5"), keeping everyday practicality neatly tucked away.

Upstairs Vibes

A broad landing leads to four superb bedrooms, and there's no compromise here on room size – every space feels generous, beautifully proportioned, and flooded with natural light. Each bedroom has been cleverly configured, offering real flexibility for growing families or visiting guests.

Principal Bedroom: 17'7" x 11'3" with a private en-suite shower room.

Front Bedroom: 14'5" x 12'5" with a connecting walk-in area and front-facing window.

Rear Bedroom: 11'8" x 12'5" overlooking the garden.

Bedroom Four: 10'9" x 17'10" – a fantastic guest or teenager's room with an abundance of space.

A stylish family bathroom completes the floor, echoing the home's sense of scale and refinement.



The Outside Story

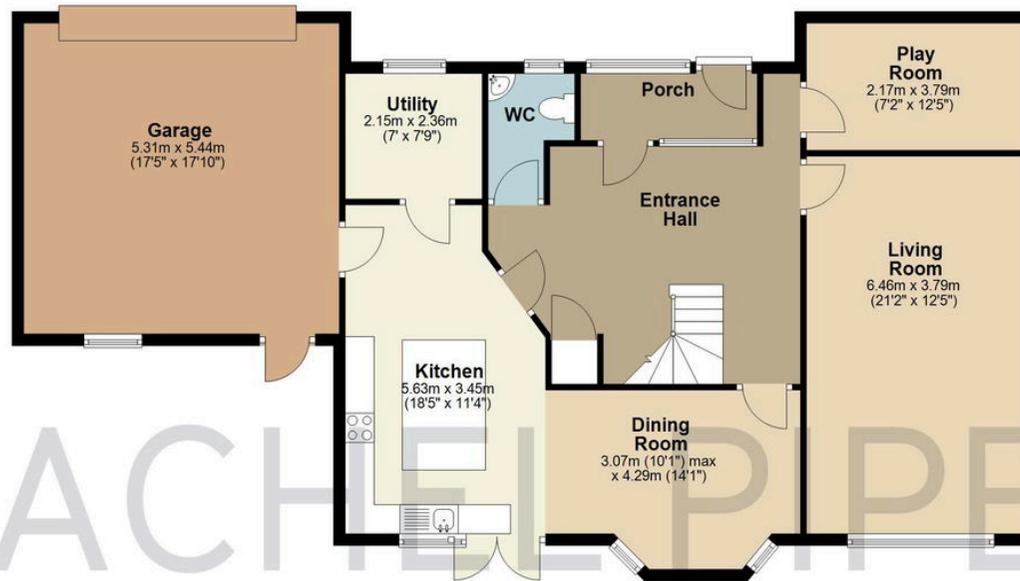
The garden here is wonderfully spacious and thoughtfully designed, with side access on both sides of the home, creating an easy and practical flow all the way around the property. Generous in both width and depth, the outdoor space is carefully divided into distinct zones – from the decked entertaining terrace and putting green, to open lawn and seating areas that invite you to enjoy every hour of the day.

A pergola with power supply and outdoor kitchen space sets the scene for al-fresco dining, while the garden's layout makes it ideal for both family living and relaxed hosting. Beyond the rear boundary lies a communal children's park that blends naturally into continued open green space – an idyllic, uninterrupted backdrop protected by a covenant preventing any future building or development. Your views here are guaranteed to remain beautifully open and green for generations to come.

It's a rare and special setting: a home surrounded by countryside calm, yet so centrally placed. Here, you can live the village lifestyle – dogs walking through open fields, children playing freely, the sound of birdsong in the evening – all with the coast on your doorstep and the convenience of nearby connections to Canterbury, Thanet and London. A one-off opportunity to experience the best of both worlds.



Ground Floor



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First Floor



Total area: approx. 225.4 sq. metres (2426.3 sq. feet)