



**FINN'S**

since 1865

**Little Fern, The Street,  
Wickhambreaux, Canterbury,  
Kent, CT3 1RT**

**£200,000 Freehold**

A charming, one bedroom, Grade II Listed cottage with a 118' rear garden offered for sale with no onward chain in the centre of the sought-after village of Wickhambreaux.

- A Charming Grade II Listed One Bedroom Cottage
- Open Plan Kitchen/Living Room/Dining Room
- Gas Central Heating
- 118' Rear Garden

A passageway leads down the side of the cottage and to the entrance porch and through to the open plan sitting room and kitchen which is fitted with a good range of wall and base units.

Upstairs, the landing leads to the bedroom which benefits from a built in cupboard. The bathroom is fitted with a shower, w.c and wash hand basin.

Outside, the cottage benefits from a lovely garden which measures approximately 118' x 22' which is fence enclosed and is mainly laid to lawn with a variety of established trees and shrubs, a timber garden shed and a greenhouse.

Agent's note – there is a right of way for the cottage next door to cross the garden of this property which is quite typical of terraced cottages.

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 13<sup>th</sup> Century church, along with miles of walks through open countryside right on the doorstep.



The village 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' & Girls' Grammar Schools, Barton Court Grammar, Kent College and St Edmund's all within a 20 minute drive.

Transport links are excellent with Canterbury West Station being just a 20 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 gas, electricity, water & drainage.

**Council Tax:** Band 'B' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

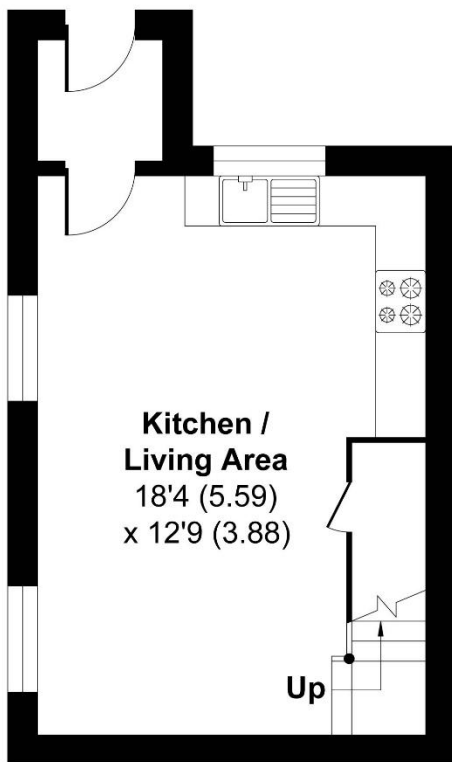
**Date:** These particulars were prepared on 9<sup>th</sup> April 2026 and amended on 3<sup>rd</sup> July 2026.



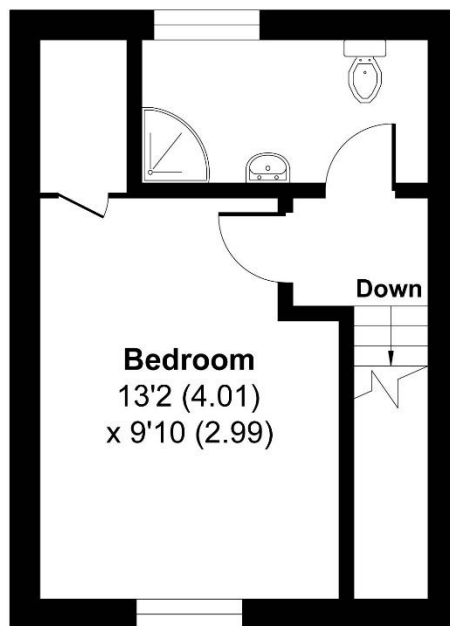


**Garden**  
118'2 (36.0)  
x 22'3 (6.78)

**The Street, Wickhambreaux**  
Approximate Gross Internal Area = 45.08 sq m / 485.23 sq ft  
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

