



GUILDCREST ESTATES



17 Grove Road, Wickhambreaux, Canterbury CT3 1SA



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Grove Road, Wickhambreaux,  
Canterbury CT3 1SA

**Guide price £450,000**

\*\*\*Guide Price £450,000 - £500,000 \*\*\*

Located in the charming village of Wickhambreaux, Canterbury, this delightful three-bedroom semi-detached house on Grove Road offers a perfect blend of modern living and rural tranquillity. The property boasts a spacious open-plan layout on the ground floor, featuring a cosy reception room enhanced by a log burner. The well-appointed kitchen is equipped with a Rangemaster cooker, solid oak worktops, and integrated appliances including a washer dryer and dishwasher, complemented by a stylish butler-style sink.

The accommodation includes three comfortable bedrooms, with a convenient shower room located downstairs and a generously sized bathroom upstairs, complete with both a bath and shower. This home is designed for both relaxation and practicality, making it perfect for families or those seeking extra space.

Additionally, the property comes with planning permission for a one-bedroom annexe, providing an excellent opportunity for guests, a home office, or even rental potential. The air source heat pump adds to the energy efficiency of the home.

Outside, the driveway accommodates three to four vehicles, offering ample parking space. The peaceful village location is a significant draw, with the local primary school receiving an outstanding Ofsted report, making it an ideal choice for families.

This property presents a wonderful opportunity to enjoy village life while being conveniently close to the amenities of Canterbury. Don't miss your chance to make this fantastic house your new home.







### Bedroom 1

15'11 x 7'8 (4.85 x 2.33)

### Bedroom 2

12'6 x 11'1 (3.80 x 3.39)

### Bedroom 3

10'11 x 10'4 (3.33 x 3.15)

### Bathroom

### Reception / Dining Room

22'10 x 13'3 max (6.96 x 4.05 max)

### Kitchen

15'4 x 14'10 max (4.68 x 4.52 max)



## Key Features

- 3 spacious double bedrooms
- Planning permission for a one bedroom annexe
- Large upstairs bathroom
- Open-plan living area
- Log burner for cosy nights
- Rangemaster cooker included
- Generous double fitted wardrobe to the master bedroom
- Driveway for 3-4 cars
- Peaceful village location with countryside views to the front and rear
- Outstanding local primary school

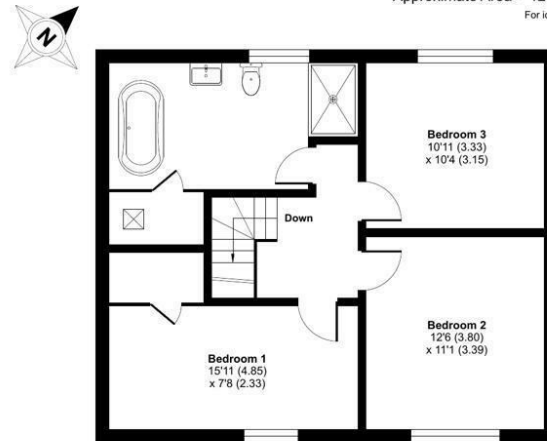
## Important Information

Freehold  
 House  
 1236.00 sq ft  
 Council Tax Band D  
 EPC Rating C

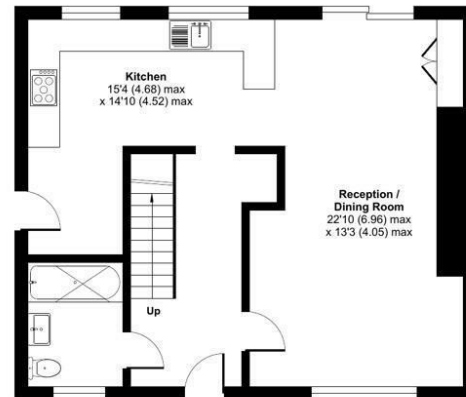
£450,000

### Grove Road, Wickhambreaux, Canterbury, CT3

Approximate Area = 1236 sq ft / 114.8 sq m  
 For identification only - Not to scale

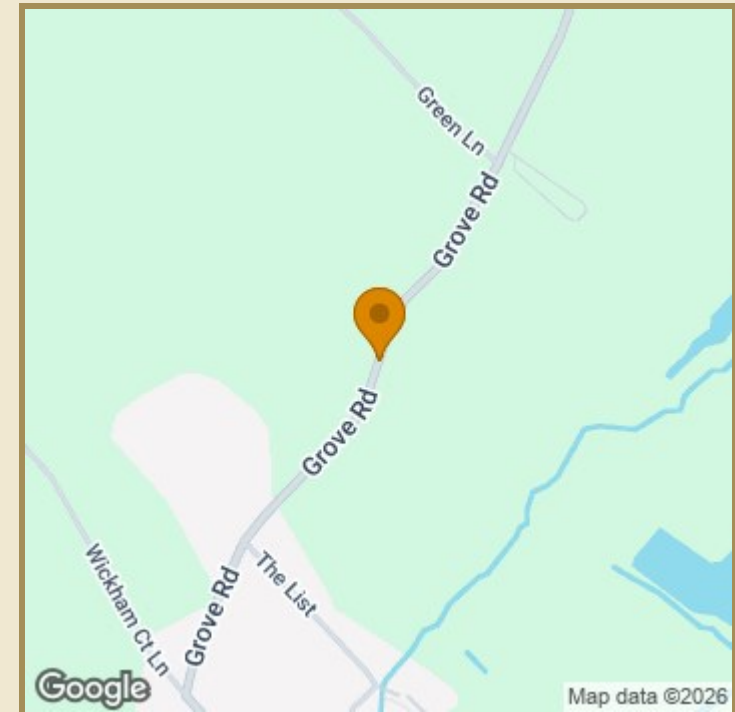



FIRST FLOOR




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
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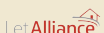
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



01227 696000 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

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