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Chimney Pot Cottage, The Street, Wickhambreaux, Canterbury, Kent, CT3 1RJ

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**Chimney Pot Cottage, The Street,
Wickhambreaux, Canterbury, Kent,
CT3 1RJ**

£575,000 Freehold

A rare opportunity to acquire a beautifully presented three-bedroom semi-detached cottage overlooking the picturesque village green in the heart of Wickhambreaux - widely regarded as one of East Kent's most desirable villages. Offered for sale with no onward chain, Chimney Pot Cottage has been meticulously restored and finished to an exceptional standard throughout, combining timeless character with elegant contemporary interiors.

Flooded with natural light and beautifully styled, the accommodation is wonderfully airy and spacious, with quality fixtures and fittings including a bespoke Neptune kitchen, Fired Earth bathroom suites and engineered oak flooring throughout.

The front door opens into a generous entrance hall with ample space for coats and shoes, leading through to a cosy snug. Beyond, the impressive open-plan sitting and dining room provides a wonderfully bright and welcoming living space, perfectly designed for both everyday living and entertaining. The accommodation flows through to the stunning kitchen at the rear of the property.

The beautifully appointed Neptune kitchen features a central island, an excellent range of wall and base units and a cleverly designed pantry. Integrated appliances include a dishwasher, washing machine and two ovens, together with space for an American-style fridge freezer. French doors open directly onto the rear decking and garden, creating a lovely connection between inside and out. A useful downstairs cloakroom and rear lobby complete the ground floor.



Upstairs, the light and spacious landing leads to three beautifully presented double bedrooms, two of which benefit from built-in storage. The luxurious family bathroom is fitted with Fired Earth fixtures and fittings and features a roll-top bath, separate shower and wash hand basin, alongside a separate WC.

Outside, the delightful rear garden extends to approximately 98' x 24' and enjoys a sunny aspect with a wonderful sense of privacy and seclusion, enclosed by mature beech hedging. Mainly laid to lawn, the garden also has a decked seating area immediately outside the kitchen French doors - ideal for outdoor dining and entertaining.

Chimney Pot Cottage occupies an enviable position just off The Green in the quintessential village of Wickhambreaux, an idyllic setting surrounded by beautiful countryside and scenic walks. The village itself offers a thriving community atmosphere with a popular public house, The Rose, an OFSTED Outstanding-rated primary school and a beautiful 13th-century church, all just moments from the property.

Despite its peaceful rural setting, the property is conveniently situated only five miles from the Cathedral City of Canterbury, with its excellent range of shopping, dining and cultural amenities. Canterbury is also renowned for its outstanding educational facilities, including two universities, The King's School, Simon Langton Grammar Schools, Barton Court Grammar, Kent College and St Edmund's, all within approximately 20 minutes' drive.

Transport connections are excellent, with Canterbury West station approximately 20 minutes away, offering high-speed rail services to London St Pancras in around 56 minutes.

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

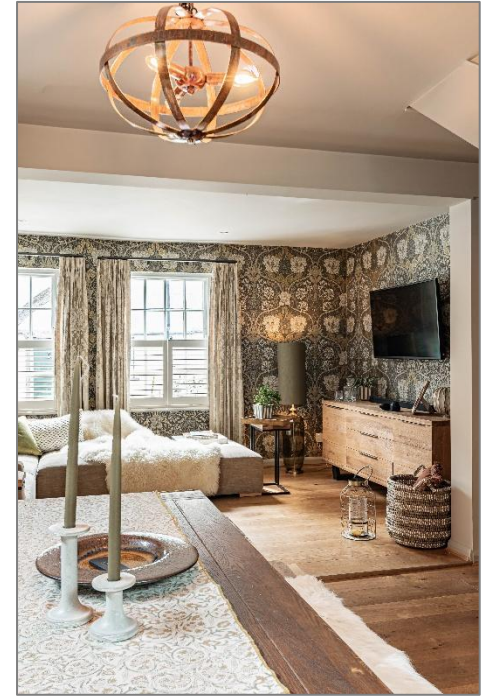
Services: Mains gas, electricity, water & drainage.

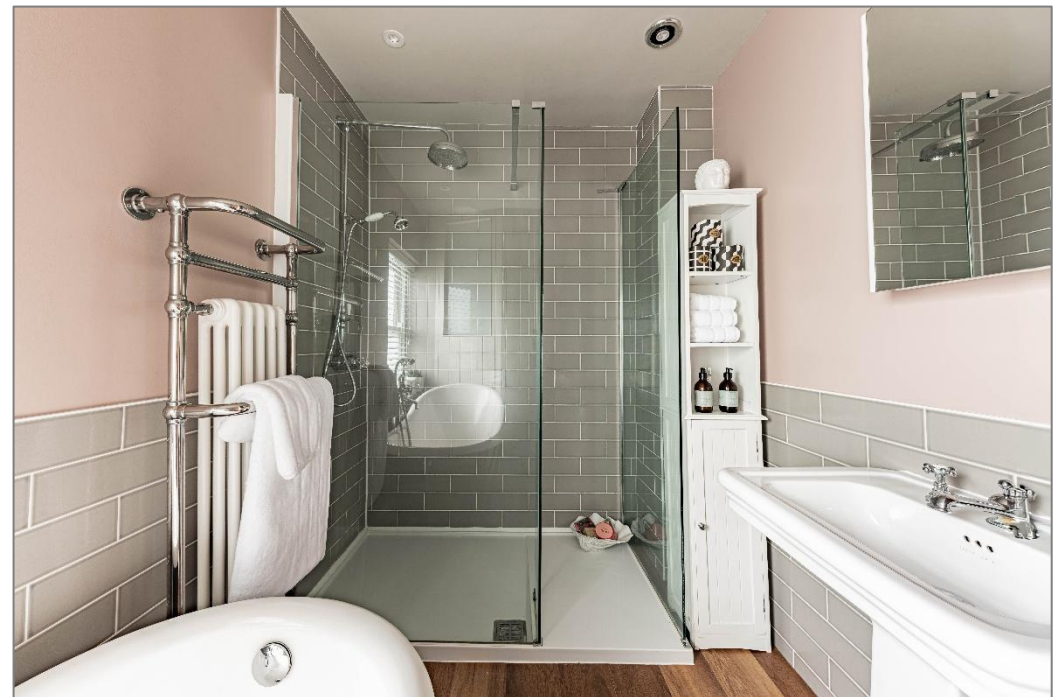
Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 8/5/26







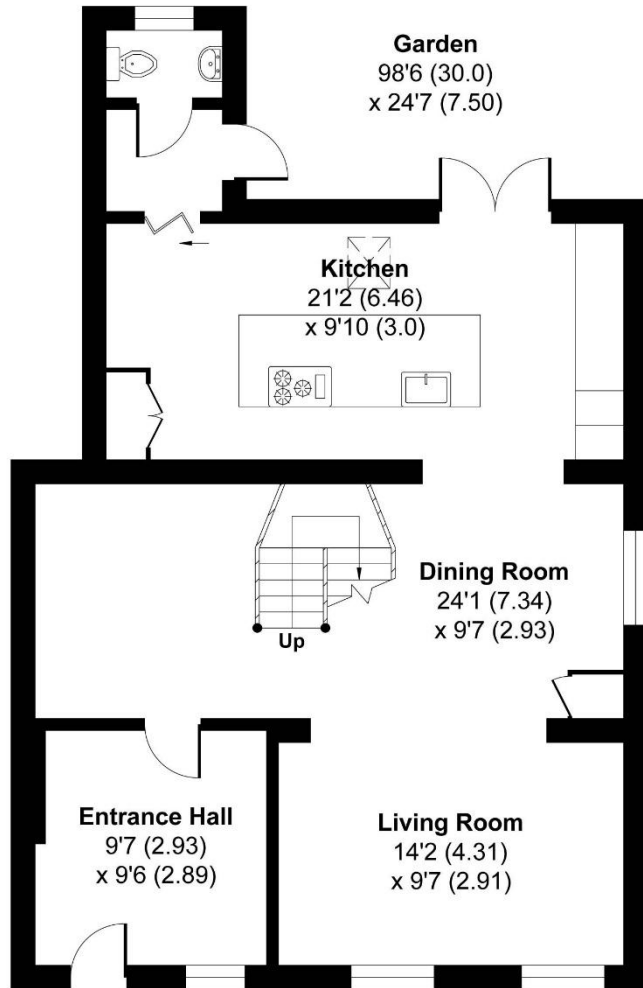




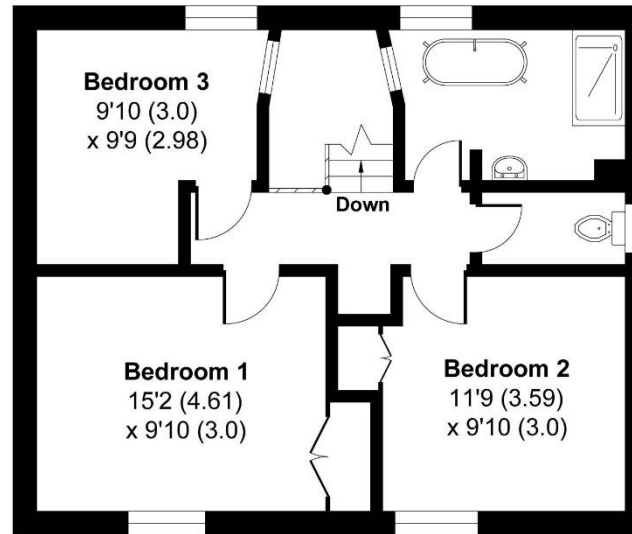


The Street, Wickhambreaux

Approximate Gross Internal Area = 112.84 sq m / 1214.60 sq ft
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	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.

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