



NAEA Licensed Estate Agents

St. Nicholas At Wade

Orchard Close, Birchington, Kent, CT7 0DP

£340,000



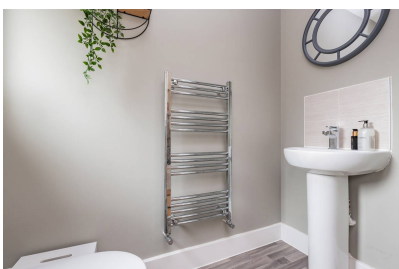
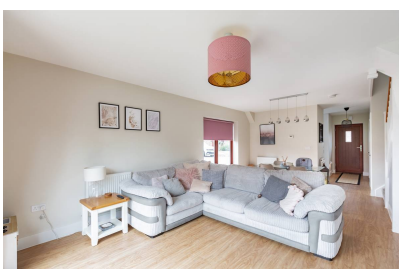
A luxurious semi-detached home forming part of an exclusive collection of properties in the village of St Nicholas-at-Wade.

Striking in architectural design, this contemporary home occupies an unusually wide plot with a large driveway providing extensive off-road parking and a lovely south facing garden with an excellent degree of privacy.

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✉ Branch Support, Canterbury Road, St Nicholas At Wade, CT7 0PG





Property Information

A luxurious semi-detached home forming part of an exclusive collection of properties in the village of St Nicholas-at-Wade.

Striking in architectural design, this contemporary home occupies an unusually wide plot with a large driveway providing extensive off-road parking and a lovely south facing garden with an excellent degree of privacy.

The property is incredibly spacious throughout and natural light floods through in abundance thanks to extensive glazing and its sunny south-west aspect.

The huge dual-aspect lounge/diner is perfect for entertaining and has French doors opening out to the rear garden. A sleek, well equipped kitchen and a cloakroom concludes the impressive ground floor whilst the first floor presents two excellent sized double bedrooms and a family bathroom.

Overall, a home which is perfect for both first time buyers and those who may be downsizing, seeking a village lifestyle, yet being close to excellent transport links serving neighbouring towns and London.

Location

Nestled between the seaside towns of Birchington and Herne Bay and only 10 miles from the historic city of Canterbury is the semi-rural village of St Nicholas-at-Wade. Originally named after the Patron Saint of sailors, it is reputed that there was once a channel of water that you would have to wade across to reach the village. The Wantsum Channel was a strait separating the Isle of Thanet from the north-eastern extremity of the English county of Kent and connecting the English Channel and the Thames Estuary. It was a major shipping route when Britain was part of the Roman Empire, and continued in use until it was closed by silting in the late Middle Ages. Its course is now represented by the River Stour and the River Wantsum, which is little more than a drainage ditch lying between Reculver and St Nicholas-at-Wade and joins the Stour about 1.7 miles (2.7 km) south-east of Sarre. St Nicholas is proud of its village hall dating from the 1930's and its sports field with cricket pavilion in Bell Meadow that host's cricket matches and of course, not forgetting the Church dating back to Norman times. St Nicholas boasts one of the most sought after primary schools in the area and has an outstanding Ofsted report. There are two local pubs serving exceptional food and a village shop with post office. Despite its semi-rural setting, it is under 1 mile to the A299 that provides links to the M2 and only 3.8 miles to Minster train station that has connections to Canterbury West where you can pick up the high-speed service that will take you to London St Pancras in under an hour. It is only a 4.5 mile drive to the beautiful Minnis Bay which is popular for windsurfing, kitesurfing and provides access to some excellent coastal cycling and walking routes. There are three prestigious golf courses in the area. Royal St Georges - home to the Open every 4 to 5 years, Princes Golf Course and North Foreland, which are all 'Links' style courses.

Non-Approved Property Details

Entrance Hall

Radiator. Large storage cupboard.

Downstairs WC 6' 4 x 3' 2 (1.94m x 0.97m)

Suite in white comprising close coupled WC. Pedestal wash hand basin. Chrome heated towel rail. Frosted window to front. Extractor fan.

Kitchen 10' 0 x 6' 0 (3.05m x 1.83m)

The kitchen is planned with a matching range of wall and base units arranged over three walls. Work surfaces with stainless 1 1/2 bowl sink unit. Gas hob with extractor hood above and fan assisted electric oven below. Integrated fridge/freezer and washing machine. Cupboard housing Worcester gas fired combination boiler.

Lounge/Diner 20' 11 x 14' 6 (6.38m x 4.42m)

Windows to side and rear. Understairs storage cupboard. Two radiators.

Landing

Power points. Radiator. Linen cupboard.

Bedroom One 14' 6 x 10' 2 (4.42m x 3.1m)

French doors to side opening to a glass panelled Juliet balcony. Radiator. TV point. Phone point.



Bedroom Two 14' 6 x 10' 8 (4.42m x 3.26m)

Windows to front and side. Power points. Radiator. TV point.

Bathroom 9' 10 x 6' 10 (3m x 2.09m)

Suite in white comprising panelled bath with mixer tap and handheld shower attachment. Close coupled WC. Pedestal wash hand basin. Chrome heated towel rail. Light with shaver point. Frosted window to side. Extractor fan.



Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in the kitchen and hot water radiators as indicated in these particulars.

Windows

The windows are generally of double glazed hardwood timber units.

Tenure

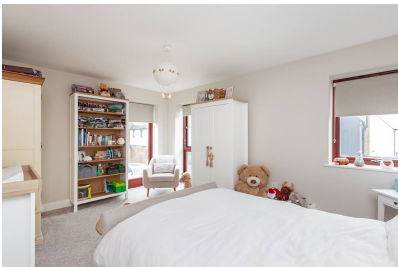
The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,117.78.

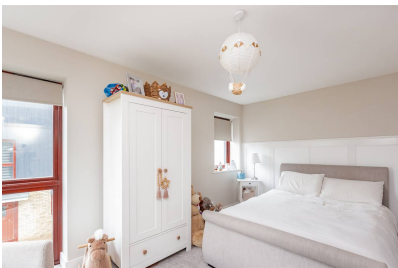
Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.



Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property. No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. For a free valuation of your property contact the number on this brochure.



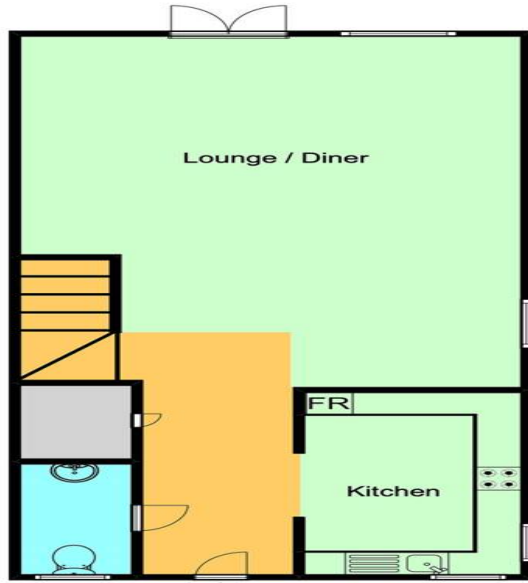


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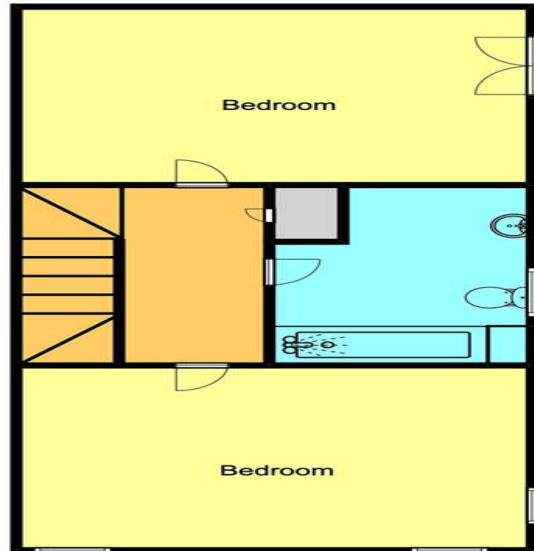
✉ Branch Support, Canterbury Road, St Nicholas At Wade, CT7 0PG



Approx. total
floor area
918 SQ.FT.
85.32 SQ.M.



Entrance ↑
Ground Floor
Approx. floor area
459 SQ.FT.
42.66 SQ.M.



First Floor
Approx. floor area
459 SQ.FT.
42.66 SQ.M.

Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Energy performance certificate (EPC)

2, Orchard Close
St. Nicholas at Wade
BIRCHINGTON
CT7 0DP

Energy rating

B

Valid until:

13 March 2029

Certificate number:

9648-0036-7337-6221-0980

Property type Semi-detached house

Total floor area 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		