



The Old Rectory, The Green, Wickhambreaux, Kent

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 



The Old Rectory The Green, Wickhambreaux, Kent CT3 1RQ

A sensational Grade II* listed Queen Anne village house, with exceptional leisure facilities and cottage

Littlebourne 1 mile, A2 3.7 miles, Canterbury West station 6.2 miles (London St Pancras from 54 minutes), Dover 17 miles, Eurotunnel 22 miles

The Old Rectory: Reception hall | Drawing room | Sitting room | Dining room | Study | Cloakroom | Kitchen/dining room | Utility room | Pantry | Laundry room | Wine cellar | Store | Principal bedroom with en-suite bathroom | 7 Further bedrooms | 2 Further bathrooms | EPC rating D
The Cottage: Sitting room | Kitchen | Bedroom | Bathroom | EPC rating E
Garage | Workshop | Bike store | Swimming pool | Gym and changing rooms | Tennis court | Greenhouse | Garden

About 1.03 acres

The property

Standing proudly overlooking the village green with views towards the old mill and the church, The Old Rectory is quintessentially English, forming part of an idyllic and unchanged pastoral scene and is one of the finest early-18th century houses in East Kent. Built in 1713 for the then rector of Wickhambreaux, it is a much admired and very fine example of Queen Anne architecture.

With symmetrical facades on both the front and rear elevations, the house exudes significant character and has been stylishly and extensively updated in recent years by the current owners.

A short flight of stone steps with iron handrails rises to a very handsome door case with an ornate fanlight over. The door opens to the

reception hall, a beautiful panelled room flooded with light from a pair of tall sash windows. A wide archway leads to the staircase hall with an elegant, easy rising 18th century staircase, dominated by a full height sash window.

Off the hall to the right is the delightfully sunny study and to the rear of the house is the elegant panelled drawing room, which overlooks the rear garden. A beautiful fireplace is a focal point, and a door with external steps leads out to the garden. Adjoining the drawing room is the cosy sitting room with two deep sash windows looking out to the rear garden.

A door off the staircase hall leads to the rear hall, where an elegant secondary staircase serves both the upper floors and the lower ground floor. The lower ground floor is, in the main, given over to a large and very well appointed family kitchen/dining room with an adjoining range of ancillary rooms, including a utility room, a laundry room, a pantry, a store room and a wine cellar.

The main staircase rises to the bright first floor landing. The principal bedroom is situated to the rear and has three deep sash windows with lovely views over the garden. Its en-suite bathroom is a spacious room, newly fitted with a walk-in shower cubicle, wash basin, WC and a free-standing bath. Across the landing are two guest bedrooms, one with an en-suite bathroom that can also be accessed from the landing.

A door opens to the rear staircase landing, from where the secondary stairs elegantly lead to the top floor where there are five further bedrooms and a family bathroom

The Cottage

The attractive and well-appointed period cottage comprises a sitting room, a neatly fitted kitchen, ground floor bathroom and a spacious first floor bedroom. Adjacent to the cottage is a garage, with a separate large workshop and bike store.













Outside

The house is approached off the village lane either by pedestrian access through a wrought iron gate into a well landscaped and formal front garden or, for vehicular access, through electric oak gates, via the gravel driveway to a parking and turning area immediately in front of the garage and cottage.

The stylish swimming pool is tucked away behind the cottage/garage, and has the benefit of its own outdoor Roshults kitchen with fridge and dual BBQ which is linked with the mainline gas supply. The cottage doubles as an entertaining space, alongside the gym and changing rooms adjoining the spacious terrace around the pool. Beyond is the tennis court, which has a sand-based astro, suitable for a variety of sports.

The partly walled garden has been carefully and sensitively landscaped, and makes a wonderful sanctuary. As well as the formal lawn, which has a summer house at its focal point and is surrounded by mature hedges and walls, with well-tended borders and a variety of specimen trees, there are terraces beside the house and these provide a variety of entertaining spaces.

The vegetable garden is located at the far end of the garden, sheltered behind an abundance of lined pleached pear and apple trees which form the orchard, along with grapevines in the Victorian greenhouse.

There are many modern technologies integrated throughout the grounds of The Old Rectory, including a cedar hot tub operated by app, outdoor shower, full remote Reko garden lighting system and fully automated Rainbird irrigation.

General

Local Authority: Canterbury City Council

Services: All mains services; gas heating

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,500,000

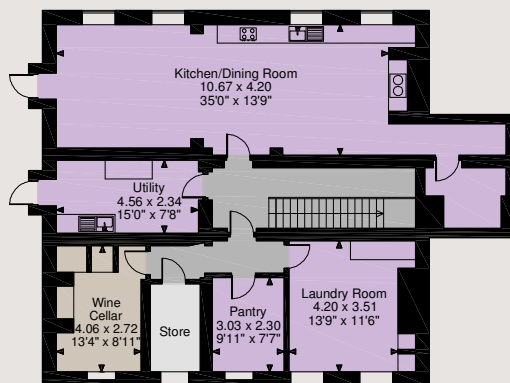




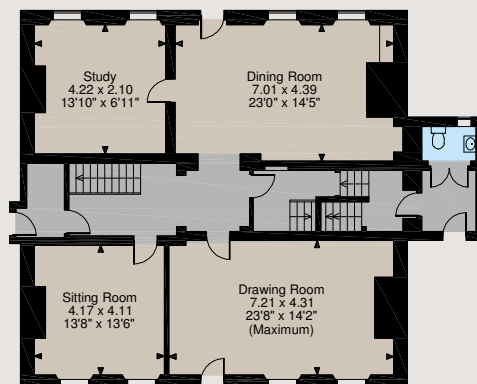




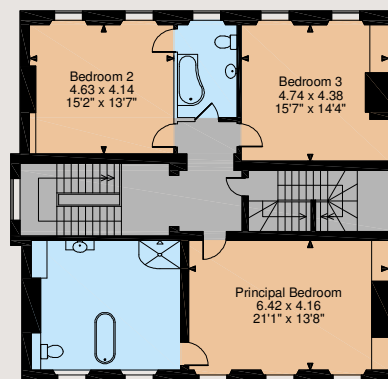
The Old Rectory, The Green, Canterbury
Main House internal area 5,617 sq ft (522 sq m)
Garage internal area 319 sq ft (30 sq m)
Cottage internal area 720 sq ft (67 sq m)
Workshop/Bike Store internal area 231 sq ft (21 sq m)
For identification purposes only.



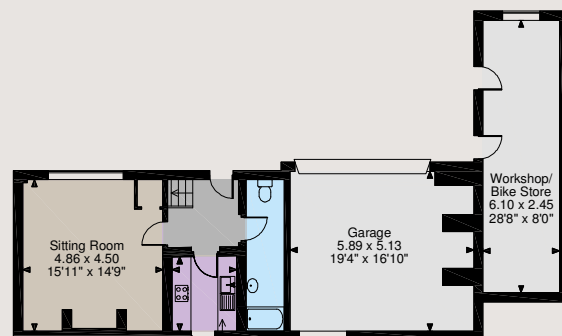
Lower Ground Floor



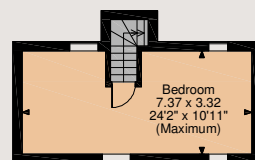
Ground Floor



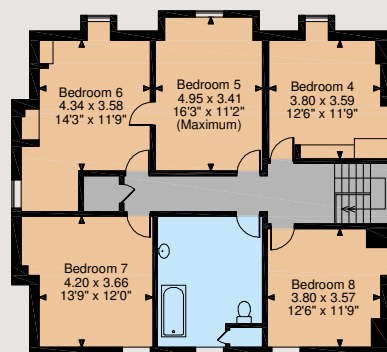
First Floor



Cottage Ground Floor



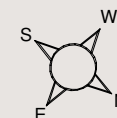
Cottage First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8528361/SS



Location

The Old Rectory is located in the heart of picturesque Wickhambreaux. The village has a primary school and a pub with further amenities available in neighbouring Littlebourne.

The Cathedral city of Canterbury has a superb array of restaurants and both high street and independent shops. There is easy access to large supermarkets and the city's well-regarded leisure and cultural facilities. There are excellent schools in both private and state sectors, including The King's School, St Edmund's School and the Simon Langton grammar schools.

The dualled A2 junction at Bridge gives access to the wider motorway network. The High Speed train service to London St Pancras is available from Canterbury West (from 54 minutes). The area has good access to the Continent.

Directions

From Canterbury: Leave on the A257 towards Sandwich. In Littlebourne village turn left opposite The Anchor public house into Nargate Street and continue on this road for about 1.5 miles. On entering Wickhambreaux continue along this road, passing the green on the left. The entrance to The Old Rectory will be found on the right hand side.

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2018, November 2022 and January 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited