



# Wickham Lodge

Wickham Court Lane, Wickhambreaux, Kent



BNP PARIBAS GROUP



## A detached period home with barn annexe in a charming walled garden, set in the heart of a sought-after village

In a peaceful, tucked away village setting, Wickham Lodge provides flexible accommodation with 3/4 bedrooms, together with a separate annexe and garage, additional parking and an enclosed rear garden.



**3 RECEPTION ROOMS**



**3/4 BEDROOMS**



**3 BATHROOMS**



**GARAGE/ DRIVEWAY**



**GARDEN**



**FREEHOLD**



**RURAL/ VILLAGE**



**2,443 SQ FT**



**GUIDE PRICE  
£925,000**



### The property

The front porch opens into a spacious, vaulted reception hall with tiled flooring and exposed beams, and providing access to all rooms on the ground floor. The relaxed sitting room lies to the right and is dual aspect with a fireplace and built-in storage; the room also has access to the gardens via French doors.

To the rear is a generously sized kitchen, fitted with a range of wall and base units with granite worktops. Integrated appliances include a range-style cooker and a wine fridge. The kitchen is open to a light-filled conservatory, with doors leading to the rear garden. This versatile space comfortably accommodates both a dining area and informal seating.

To the far end of the hall are two double bedrooms (both with fitted wardrobes), a shower room and a useful study.

The first floor comprises a spacious bedroom with skylights and fitted wardrobes, a good-sized dressing

room and a generous family bathroom with a bath, separate walk-in shower and double washbasin.

### The Barn annexe

The Barn annexe lies across the drive, providing a self-contained suite comprising a bedroom, a bathroom and a living space, ideal for guest accommodation, multi-generational living or independent use. There is also a large garage.





















## Outside

The property is accessed via a gated entrance set between brick piers, leading onto a gravel driveway with space for multiple vehicles.

The front of the house features planted borders, climbing greenery, and low hedging. There is a small, paved area directly in front of the entrance porch.

A paved terrace adjoins the house to the rear and is accessible via doors from the conservatory and French doors from the sitting room. The terrace provides space for outdoor seating and dining.

The garden is enclosed by a mellow red brick wall providing shelter and privacy, and laid to lawn, with shaped borders with colourful shrubs and planting. A useful greenhouse and shed are neatly tucked away.

## Location

The property occupies a lovely setting 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.

The 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 with journey times from just under an hour. The area has good access to the Continent via the Port of Dover and Eurotunnel at Folkestone.



## Distances

- Littlebourne 1.1 miles
- Wingham 2.4 miles
- Bridge 4.4 miles
- Canterbury 5.1 miles

## Nearby Stations

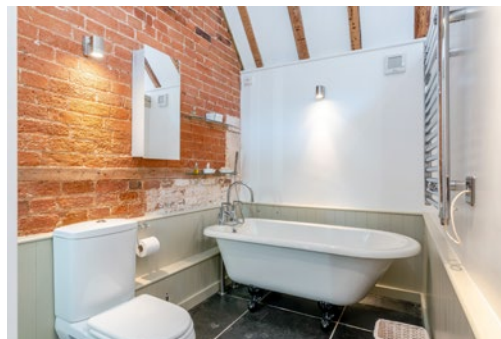
- Bekesbourne
- Sturry
- Adisham

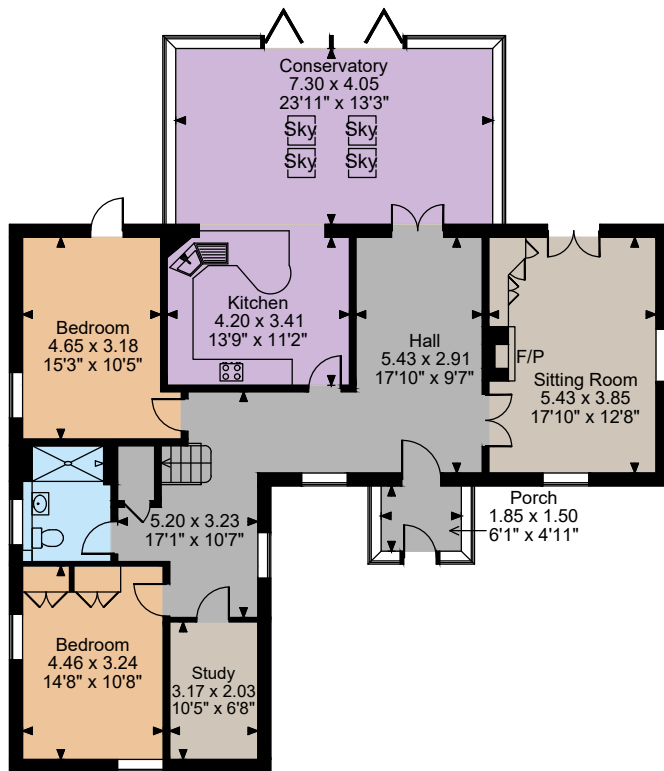
## Key Locations

- Canterbury Cathedral
- Howletts Wild Animal Park
- The Marlowe Theatre

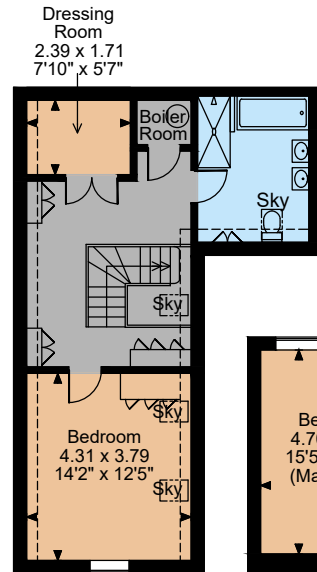
## Nearby Schools

- Local village schools
- Canterbury schools

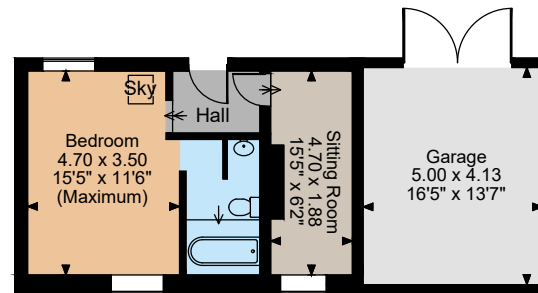




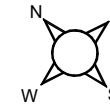
Ground Floor



First Floor



Annexe



## Floorplans

Main House internal area 2,065 sq ft (192 sq m)  
 Garage internal area 222 sq ft (21 sq m)  
 Annexe internal area 378 sq ft (35 sq m)  
 Total internal area 2,665 sq ft (248 sq m)  
 For identification purposes only.

## Directions

CT3 1RZ

**what3words:** ///blindfold.plugin.sunblock - brings you to the driveway

## General

**Local Authority:** Canterbury City Council

**Services:** All mains services; gas heating

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** D

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

□ □ □ Denotes restricted head height

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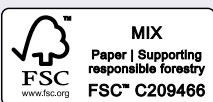
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## Canterbury

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