



Heritage Park, Manor Road, St. Nicholas At Wade, Birchington

  
MILES & BARR  
EXCLUSIVE





1 Heritage Park  
Manor Road  
St Nicholas At Wade  
Birchington  
Kent  
CT7 0NY



### Description

#### Ground Floor

- Hallway
- Cloakroom
- Lounge  
27'6 x 12'0  
(8.38m x 3.66m)
- Garden Room  
12'6 x 12'0  
(3.81m x 3.66m)
- Dining Room  
12'2 x 11'0  
(3.71m x 3.35m)
- Kitchen  
16'7 x 12'2  
(5.05m x 3.71m)
- Utility Room  
5'7 x 5'1  
(1.70m x 1.55m)

#### First Floor

- Landing
- Bedroom  
17'5 x 12'0  
(5.31m x 3.66m)  
With doors to balcony
- En-suite Shower Room

- Bedroom  
16'8 x 12'0  
(5.08m x 3.66m)
- Bedroom  
12'1 x 10'7  
(3.68m x 3.23m)
- En-suite Shower Room
- Bedroom  
12'0 x 9'6  
(3.66m x 2.90m)
- Bathroom

#### Second Floor

- Landing
- Bedroom  
18'3 x 7'4  
(5.56m x 2.24m)
- Bedroom  
11'5 x 10'4  
(3.48m x 3.15m)
- Shower Room

#### External

- Double Garage  
17'4 x 16'9  
(5.28m x 5.11m)
- Front Garden/Driveway
- Rear Garden  
Mainly paved and lawned



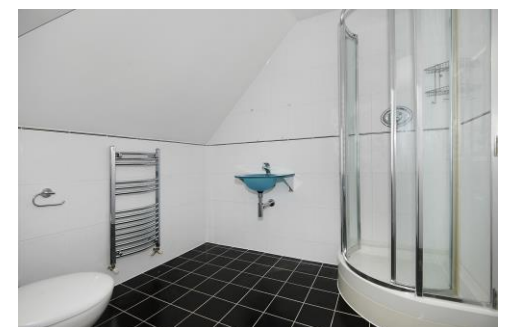
## Property

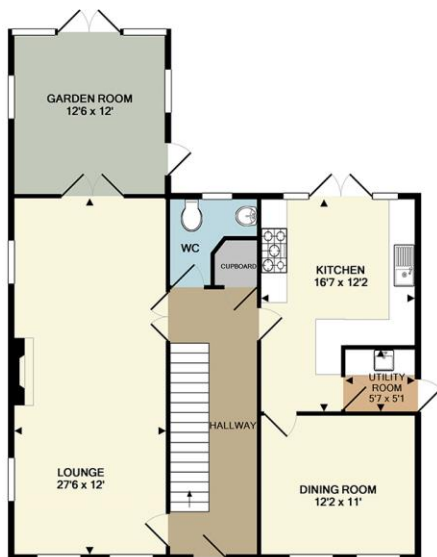
A distinctive, detached six-bedroom Neo-Georgian style family home found in the sought village of St Nicholas At Wade. The property is entered via electric gates and provides spacious and well-proportioned living accommodation. The accommodation is arranged over three floors and briefly comprises to the ground floor, three reception rooms, a modern well-appointed kitchen with granite work tops, integrated fridge/freezer, dishwasher and range cooker. There is also a utility room and a cloakroom. To the first floor there are four bedrooms, two of which have en-suite shower rooms and a family bathroom. On the second floor you will find two further bedrooms and a shower room. The property has oak flooring to most of the ground floor and there is double glazing. Outside there is a paved driveway with additional off-street parking leading to the double garage. The rear garden is mainly paved and lawned, ideal for entertaining with additional land beyond the current fencing. End of Chain.



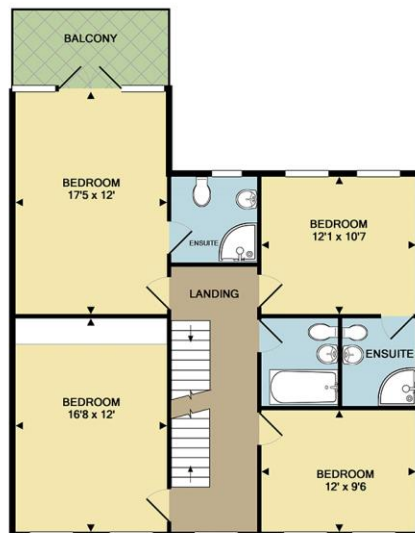
## Location

St Nicholas At Wade lies between Canterbury and Ramsgate with easy access onto the A299 Thanet Way leading to the M2 motorway to London. The Cathedral city offers a wide variety of shops, bars, cafes and restaurants as well as a number of highly regarded schools in both the public and private sectors including Grammar schools. The village itself has an inn, church and a primary school. There are further local amenities to be found in Birchington as well as a popular beach in Minnis Bay. Birchington also has a regular rail service to London.

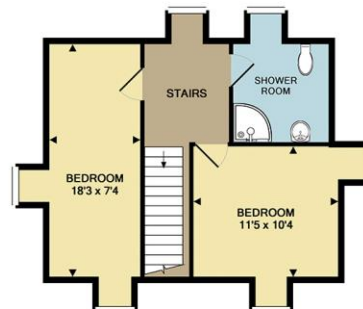




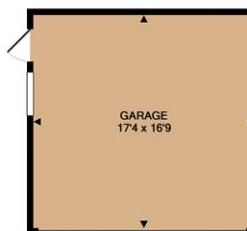
GROUND FLOOR  
APPROX. FLOOR  
AREA 1007 SQ.FT.  
(93.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 935 SQ.FT.  
(86.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.5 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2680 SQ.FT. (248.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**MILES & BARR**  
EXCLUSIVE

14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 200600**  
Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

#### Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.