





Old Stone House The Green Wickhambreaux Canterbury Kent CT3 1RQ

Littlebourne 1 mile Wingham 2 miles
Canterbury and Station 4 ½ miles
(London St Pancras 56 minutes)
A2 (for M2) 4 miles
Sandwich 8 miles Dover 16 miles

A superb and historic Grade II* Listed house of 12th century origins in one of Kent's most picturesque and sought after villages

- Hall; Cloakroom
- Drawing Room; Dining Room; Study
- Kitchen/breakfast Room; Utility Room
- Principal Bedroom & Shower room Suite
- 4 Further Bedrooms; Shower Room (e/s)
Family Bathroom
- Extensive attics
- Annexe with Bedroom & Shower Room
- Heated Swimming Pool
- Substantial barn with potential
- Double Garage with storage over
- Extensive Parking
- Delightful Gardens

About 0.4 acre

Price guide: **£1,150,000** subject to
contract

Viewing by appointment only
01227 469869

Property Ref: AJBT/06.14/lck14101

Situation

The Green in Wickhambreaux epitomizes the concept of the heart of an unspoilt village, with a variety of distinctive, substantial period houses, together with St Andrews Church, the watermill and The Rose Pub clustered around.

Within the village is a Church of England Primary School (rated 'Outstanding' by Ofsted) whilst the nearby villages of Littlebourne and Wingham, both offer further local amenities including shops, doctors' surgeries, pubs and a garage. Junior King's School at Sturry is 5 miles to the North-West.

Further services are available in the historic Cinque Port of Sandwich whilst the Cathedral city of Canterbury offers a variety of cultural (Marlowe & Gulbenkian theatres), educational (King's School, St Edmunds, Simon Langton Grammar Schools), colleges, universities, together with a hospital and extensive shopping centre and other amenities.

Wickhambreaux is served by a local bus service, whilst from Canterbury East and West mainline stations there are connections to the high-speed train service at Ashford, the travel time to London's St Pancras being just 56 minutes.

The A2 at Bridge facilitates rapid access to the M2 motorway at Boughton, and also to Dover and the cross channel ferry services with the Eurostar Terminal at Cheriton a little further beyond.

The area is well known for its several famous golf links courses, including Royal St George's and Prince's at Sandwich and Royal Cinque Ports at Deal.

Other sporting and recreational pursuits include walks along the extensive local footpaths and bridleways, hockey at Polo Farm, first class cricket at Canterbury and sailing along the coast.

History

Old Stone House, one of the oldest inhabited houses in Kent, is of 12th Century origins, rich in period detail and Grade II* Listed as being of Special Architectural or Historic Interest.

This fascinating property is reputed to have been the home of Joan, the 'Fair Maid of Kent', wife to Edward Plantagenet, and mother of Richard II. The tomb of Edward Plantagenet, popularly known as the Black Prince, is in Canterbury Cathedral. Joan held the manor of Wickhambreaux from 1353 to 1386 and it was from here that she was thought to have courted her future husband whom she married in 1362.

Description

The delightful front elevation of the Old Stone House is built of Caen, ragstone and dressed flint in a chequerboard design and retains two small stone and flint bays, surmounted by crow-stepped red brick, one of which accommodates the front entrance porch. The other elevations are of stone and flint or Tudor brickwork and there are crow-stepped gables at each end, the whole under a Kent peg tiled roof.

This fine house retains much of the charm and character of the period with exposed timber ceilings, period doors, inglenook fireplaces and a delightful staircase well illuminated by leaded light Tudor windows.

Of particular note is the dining room with its richly timbered ceiling and large inglenook fireplace. The drawing room provides an excellent, well-proportioned room, whilst the kitchen, formerly the village shop, has been extended to provide a delightful breakfast room with a vaulted ceiling and French doors opening onto the exquisite rear terrace and garden.

On the first floor there is a principal bedroom and shower room suite, a guest bedroom and shower room suite and three further bedrooms and a family bathroom. A staircase ascends to the extensive open, boarded attic floor, which offers immense potential for further accommodation subject to the relevant consents.

Outbuildings

Immediately to the rear of the house is a substantial, detached barn built of brick under a Kent peg tiled roof. Part comprises a separate annexe, ideal for a teenager or dependent relative, whilst the remainder of this building, currently used as a garage/workshop, formerly retained planning consent for conversion to provide additional accommodation. This has since lapsed.

Fronting the parking area is a detached Kent barn with weather-boarded elevations comprising a double garage with a storage room/studio over.

Gardens & Grounds

Old Stone House fronts on to the Little Stour whilst a privately owned driveway leads down the side of the house, to an extensive parking area

The principal garden lies to the rear and comprises an extensive terrace bounded by herbaceous and shrub borders beyond which is a delightful lawned garden with **heated swimming pool**, together with a variety of mature trees and shrubs including a specimen yew tree with **treehouse**.

General Information

Services: Mains water, gas, electricity and drainage. Gas-fired central heating.

Local Authority: Council Tax Band – G. Canterbury City Council, Council Offices, Military Road , Canterbury , Kent CT1 1YW

Note: The fitted carpets & curtains, moveable furniture and fittings and garden ornaments and statuary are excluded from the sale but may be available by separate negotiation.

Directions

From Canterbury take the A257 Sandwich road for just over 3 miles. On entering Littlebourne, proceed down the hill with the cricket pitch and village stores on the left. Shortly afterwards turn left into Nargate Street. Follow this lane and upon entering Wickhambreaux, Old Stone House will be found on the right hand side, opposite and just after the large white weather boarded mill.









The Old Stone House, The Green, Wickhamoreux, CT3 1RQ

Approximate Chain Length 8.5m x 20.5m (287ft sq ft)
 Calculating 4.8m x 10.5m (504 sq ft)
 8.5m x 20.5m (174 sq ft)
 10.5m x 4.8m (504 sq ft)



Second Floor



First Floor



Ground Floor



Barn



Outbuilding - First Floor



Outbuilding - Ground Floor
 (Not shown in Actual Location Orientation)

Scale: 1:100

Standard for identification purposes only. Measurements are approximate. Not to scale.
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