



Old Orchard House
3 Wotton Court | St. Nicholas At Wade | Birchington | Kent | CT7 0LZ



Step inside

Old Orchard House

If your dream is to live in a charming village location then this detached property set in 0.23 of an acre could make that dream a reality. You would also have the delight of living in a beautifully upgraded and maintained five bedroom residence tucked away at the end of an elegant enclave of just three individually designed detached houses in peaceful and secure surroundings. Located in St Nicholas at Wade, it is approached via a paved driveway that leads past the other two houses to the large double garage with automatic doors and carparking for a number of vehicles. The property has great kerb appeal with its varied roof lines, patterned brick and flint walls and a pathway, flanked by shrub beds, leading to the attractive oak-framed porch.

Internally there are also wonderful features including cherry wood flooring in the entrance hall that flows through to the sitting room, dining area and the study, a cherry wood staircase and an attractive fireplace. In addition, no expense has been spared in the recent upgrades to this impressive family home. Whether it's the Hammond furniture in the bedrooms, the top of the range Rangemaster induction hob cooker in the newly installed kitchen, the new cloakroom and bathrooms including the principal ensuite with a Jacuzzi bath imported from Italy, the 22 new double glazed windows or the beautiful accoutrements such as mirrors and inset mood lighting, there is something special to see wherever you look.

The front door opens into a spacious and welcoming entrance hall with a contemporary cloakroom, stairs to the first floor and access to the ground floor accommodation, including a very useful study and the luxurious dual aspect sitting room leading to the dining area. The sitting room features a large bay and French doors to the garden with fold back shutters as well as an impressive brick fireplace with a solid wood mantle, a marble hearth and a dual fuel burner you can cosy up to on a cold winter's evening while watching a film on the 10ft pull down screen. There is a wide Tudor style archway to the spacious dining area that has French doors to the orangery and when these doors are open it gives a delightful open plan feel that is ideal when you are entertaining. The orangery is fully insulated with a solid roof and lantern style skylight as well as French

doors to the garden so it makes a charming additional sitting room.

As well as the beautiful range cooker and matching extractor, the stylish new kitchen/breakfast room includes Karndean flooring, grey wall cabinets and glossy blue flat fronted units with recessed lighting under the quartz worktops. These house integrated appliances including a combi microwave, a coffee machine, an undercounter fridge and a dishwasher with space for a fridge freezer as well as a peninsular breakfast bar. There is a lobby with two understairs storage cupboards and a stable door to the garden as well as a door to the drive and an adjacent fitted utility room with a water softener and space for laundry appliances.

Upstairs there is a large U-shaped galleried landing with an airing cupboard, storage cupboard and access to the trendy modern family bathroom with Karndean flooring, impressive tiling, a bath, a separate double shower and a vanity basin with cupboards under as well as five bedrooms. These include a single that makes a great nursery or craft room, a small double and three good sized doubles that all have Hammond designed fitted cupboards and bedroom furniture including the superb principal suite. This has a vast en suite bath/shower room with Karndean flooring that not only features the large Jacuzzi bath but also a double shower, contemporary twin basins and fitted cupboards.

Another special aspect to this property is the stunning garden that encircles three quarters of the house. There is a very large wraparound terrace where you can sit and admire the beautifully designed plantings, a charming circular patio outdoor dining area with a purpose made stone built barbecue and a small summerhouse with lighting and electrics. You will also find a fishpond and an arbour leading to lawned areas surrounding wonderful shrub borders, an attractive water feature, fruit trees and flower beds while white wisteria adorns the side of the house. There is also a large summerhouse and a pathway to a garden shed as well as a back gate for access to the village and church.









Seller Insight

“ We have thoroughly enjoyed living here for the past 22 years as it is very quiet and peaceful and has been safe for our pets. Yet we are so close to the centre of the village that it is only a minute's walk to the shops, church and pubs. We are only moving as we feel it is time for us to downsize but we have loved developing the garden over the years and have been delighted to upgrade the property recently to a very high level so it is just ready for new owners to take advantage of everything we have created.

St Nicholas at Wade is a friendly village with a great community atmosphere. It is surrounded by the rolling Kent countryside yet is only moments from the main A28 road into Canterbury and the A299 for direct access to the M2 to London. The Thanet Way for access to London. The excellent village primary school has been rated Outstanding by Ofsted and you can enjoy a meal and a drink at one of the two local pubs without having to worry about driving home. The 13th century church is an historic landmark and immediate necessities are available in the village shop and post office. There are three halls in the village, including the village hall that hosts weekly events including keep fit and art groups, while cricket and football are played on the Bell Meadow recreation ground and you can learn to dance at the Thanet local Stage School.

There is a regular bus service between Canterbury and the local Thanet towns and we are only three miles from Birchington with its restaurants, shops, station, secondary schools and sandy beaches. Indeed Birchington can also offer bowls, tennis and water skiing and there is the sailing club and other watersports such as wind surfing in nearby Minnis Bay, not to mention the Westgate and Birchington Golf Club for golfing aficionados. If you enjoy walking there are a number of excellent places for a bracing walk with the dog and for cyclists you can revel in a trip to Reculver along the Viking Coastal Trail. While fast trains from Birchington Manston Parkway station can whisk you to St Pancras in about an hour and a quarter.

You will also find a good and inexpensive highly rated independent cinema in Westgate, theatres in Ramsgate and Broadstairs and if you want to go further afield retail therapy Westwood Cross includes a large shopping centre with free parking and a variety of high street stores, a retail park and the Vue cinema complex as well as a casino and numerous restaurants.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Travel

By Road:
 Birchington Station 3.2 miles
 Dover Docks 22.6 miles
 Canterbury 13.0 miles
 Channel Tunnel 24.6 miles
 Gatwick Airport 75.2 miles
 Charing Cross 70.6 miles

By Train from Birchington
 High-Speed St. Pancras 1hr 32 mins
 London Charing Cross 1hr 59 mins
 London Victoria 1hr 39 mins

Leisure Clubs & Facilities

Westgate and Birchington Golf Club 01843 831115
 Birchington Bowls Club 01843 841086
 Minnis Bay Sailing Club 01843 841588

Healthcare

Dr Crosfield and Partners 01843 821333
 Birchington Medical Centre 01843 848818
 Westgate Practice 01843 831335
 QEQM Hospital, Margate 01843 225544

Education

Primary Schools:
 St Nicholas at Wade Primary 01843 847253
 Birchington Primary 01843 841046
 Chartfield School 01843 831716
 Wellesley Hadden Dene 01843 862991

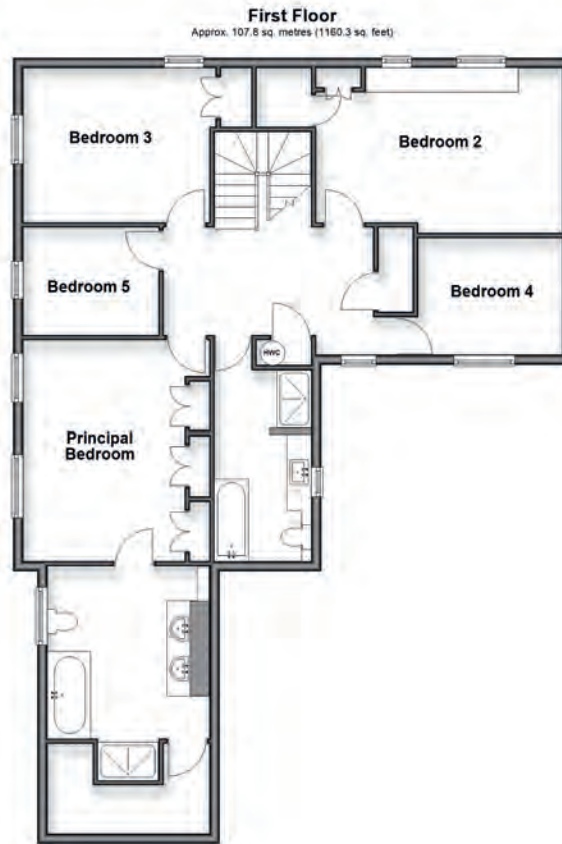
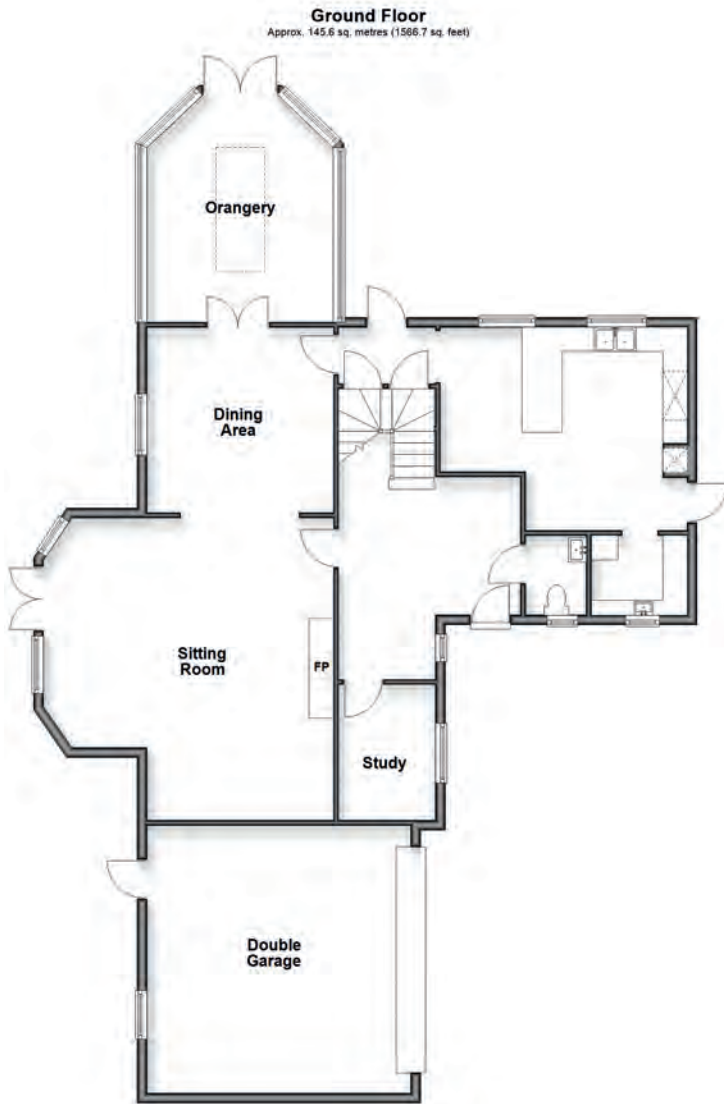
Secondary Schools:
 King Ethelbert School 01843 831999
 Ursuline College 01843 834431
 Dane Park Grammar 01843 864941
 King's School, Canterbury 01227 595501
 St Edmunds 01227 475600
 Kent College 01227 763231

Entertainment

The Sun 01843 841233
 The Bell Inn 01843 847250
 Powell Arms 01843 842777
 Carlton Cinema 01843 832019
 Vue Cinema and Casino 01843 579999
 The Smugglers Restaurant 01843 841185

Local Attractions / Landmarks

Quex Park and Museum 01843 842168
 Jungle Jims 01843 846305
 Quex Activity Centre 01843 866023
 Dreamland Amusement Park 01843 295887
 Turner Contemporary Gallery 01843 233000
 Shell Grotto, Margate 01843 220008
 Spitfire and Hurricane Memorial Museum 01843 821940
 Hornby Visitor Centre, Westwood 01843 233524
 Dickens House Museum, Broadstairs 01843 863453
 Westwood Cross Shopping Centre



GROUND FLOOR

Entrance Hall	16'3 x 12'1 (4.96m x 3.69m)
Cloakroom	
Sitting Room	20'4 x 18'5 (6.20m x 5.62m)
Dining Area	12'5 x 12'4 (3.79m x 3.76m)
Study	9'1 x 6'6 (2.77m x 1.98m)
Kitchen/Breakfast Room	16'6 x 13'7 (5.03m x 4.14m)
Orangerie	15'1 x 12'4 (4.60m x 3.76m)
Utility Room	6'5 x 5'3 (1.96m x 1.60m)

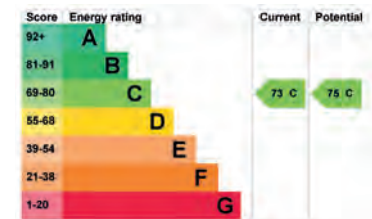
FIRST FLOOR

Landing	
Principal Bedroom	14'8 x 12'7 (4.47m x 3.84m)
En Suite Bath/Shower Room	13'11 x 10'8 (4.24m x 3.25m)
Bedroom 2	16'6 x 11'1 (5.03m x 3.38m)
Bedroom 3	12'11 x 10'4 (3.94m x 3.15m)
Bedroom 4	9'8 x 7'10 (2.95m x 2.39m)
Bedroom 5	8'11 x 7'1 (2.72m x 2.16m)
Family Bath/Shower Room	11'10 x 6'4 (3.61m x 1.93m)

OUTSIDE

Rear Garden	
Front Garden	
Driveway	
Double Garage	18'2 x 17'10 (5.54m x 5.44m)

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed: 19.05.2026



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