



Wingham House

Wingham, Canterbury, Kent

A fine Grade II Listed four-bedroom property with swimming pool located in a sought-after Kent village

A handsome period family home combining modern amenities, quality fixtures and fittings and elegant décor with period features, including arches in the main rooms, large sash glazing, generous rooms, high ceilings and original fireplaces. It is located at the heart of the village, near to local amenities and stations.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS CLOAKROOM



GARAGE/ DRIVEWAY



0.63 OF AN ACRE



FREEHOLD



RURAL/ VILLAGE



3,230 SQ FT



**GUIDE PRICE
£1,275,000**

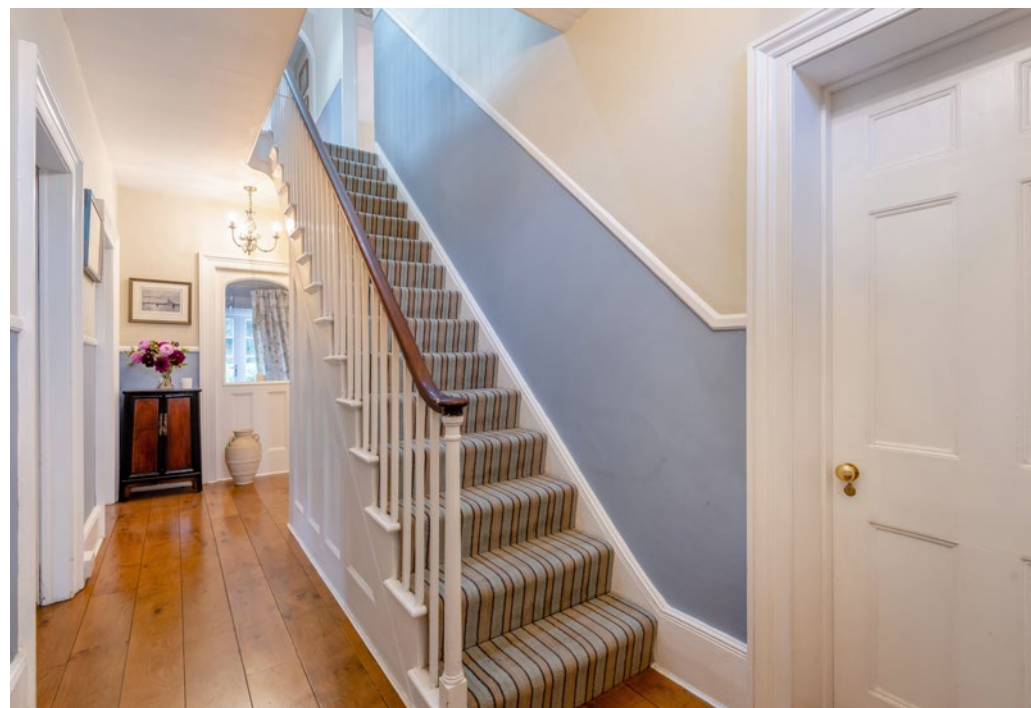
The property

Dating from the early 19th century, Wingham House is a detached painted brick property offering 3,230 sq ft of light-filled flexible accommodation arranged over three floors. It combines modern amenities, quality fixtures and fittings and elegant décor with period features including period arches in the main rooms, large sash glazing, generously-proportioned rooms, high ceilings and original fireplaces to provide a lovely, practical living and entertaining environment.

The accommodation flows from a gable end wooden-floored reception hall with useful cloakroom. It comprises a study with a feature open fireplace together with a sitting room with a woodburning stove, both fireplaces flanked on each side by bespoke cabinetry and both rooms benefitting from full-height glazing overlooking the front garden. Arched bi-fold doors open from the sitting room to a dual aspect dining room with exposed wooden flooring, a feature fireplace and a door to the kitchen/breakfast room,

also accessible from the reception hall. The kitchen/ breakfast room has exposed wooden flooring, a range of wall and base units, a central island with breakfast bar, complementary quartz work surfaces, tiled splashbacks, a range cooker, modern integrated appliances and a door to a fitted utility room. A door from the kitchen opens to a triple aspect Amdega orangery-style conservatory with large picture glazing incorporating French doors to the garden. The property also benefits from generous brick-floored cellarage, currently configured to provide a gym, wine cellar and store.

On the first floor a generous landing with useful storage gives access to a principal bedroom with a fitted dressing area and an en suite shower room. The first floor accommodation is completed by three further double bedrooms, all with feature fireplaces, together with a shower room and a family bathroom with freestanding bath.













Outside

Having plenty of kerb appeal, the property is approached over a gravelled driveway with turning circle. It provides private parking and gives access to a detached brick-built outbuilding comprising a garage and store.

The well-maintained walled wraparound garden surrounding the property on three sides is laid mainly to lawn bordered by well-stocked shrub beds and screened by mature trees. It features numerous seating areas, an Endless Swimming Pool with decked surround, an adjacent summer house and a paved terrace off the dining room, the whole ideal for entertaining and al fresco dining and enjoying views over the neighbouring church.

Location

Surrounded by scenic Kent countryside, Wingham village has a church, local shops, pubs, two well regarded restaurants, GP and dental surgeries, a wildlife park and primary school.

Sandwich and Canterbury offer more extensive shopping, sporting, leisure and educational facilities. Local golf courses include Royal St George's at Sandwich.

Transportation routes are excellent: buses link the village to Sandwich and Canterbury, the A2 gives access to the M2 and motorway network, Adisham station (2.6 miles) offers regular trains to London Victoria, and Canterbury West provides high-speed trains to St Pancras in less than an hour. The Channel Tunnel Terminal at Folkestone and the Port of Dover provide regular services to the Continent.



Distances

- A2 (Dover Road) 4.8 miles
- Canterbury 6 miles
- Sandwich 6.3 miles
- Folkestone 15.4 miles
- Dover 15.7 miles
- London City Airport 63 miles
- Central London 69.2 miles

Nearby Stations

- Adisham
- Bekesbourne
- Canterbury West
- Canterbury East

Key Locations

- Wingham Wildlife Park
- Canterbury Cathedral
- Dover Castle
- White Cliffs of Dover

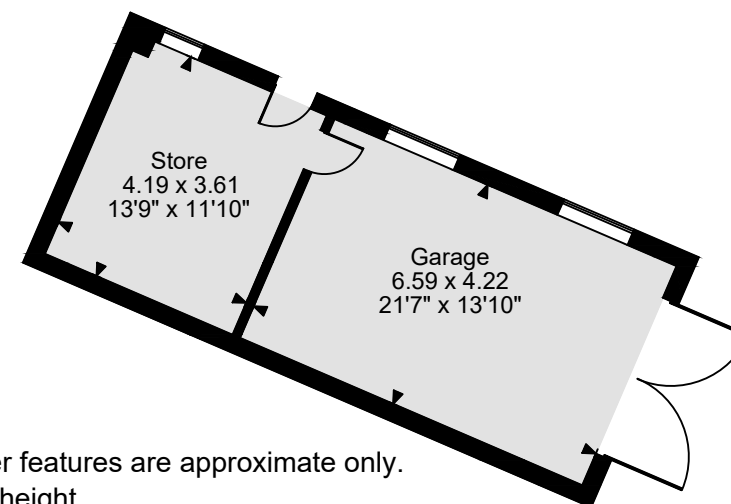
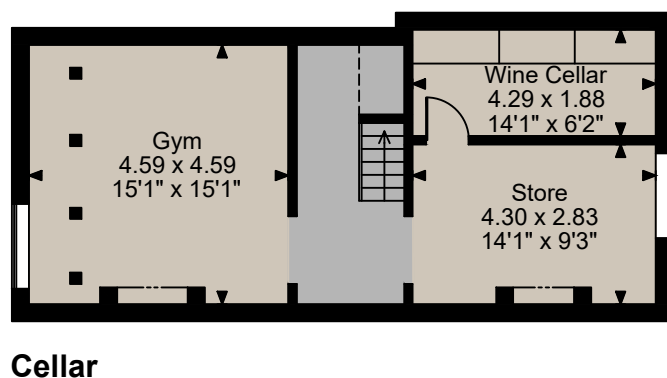
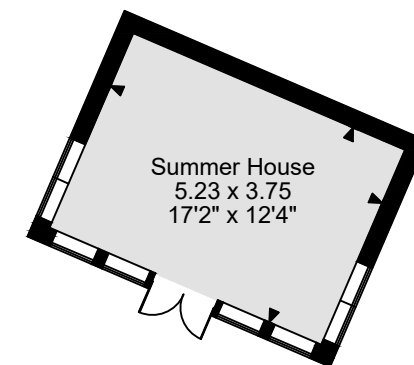
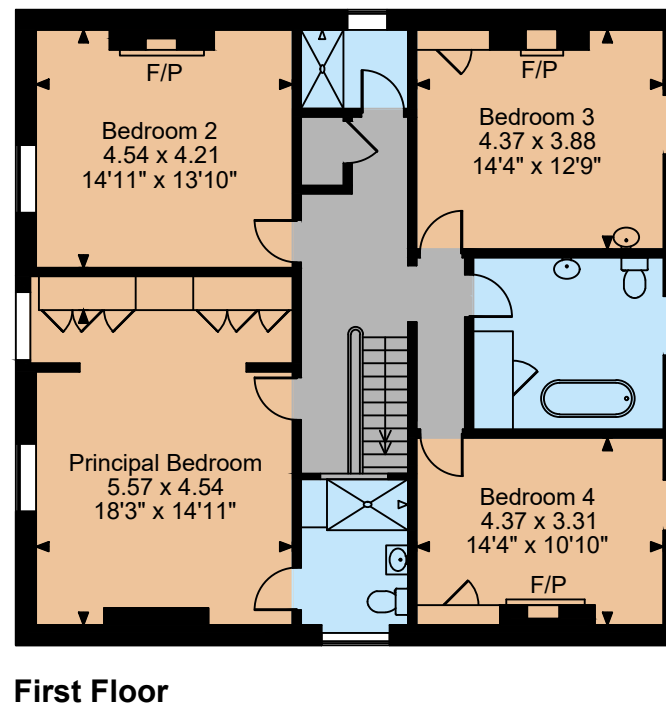
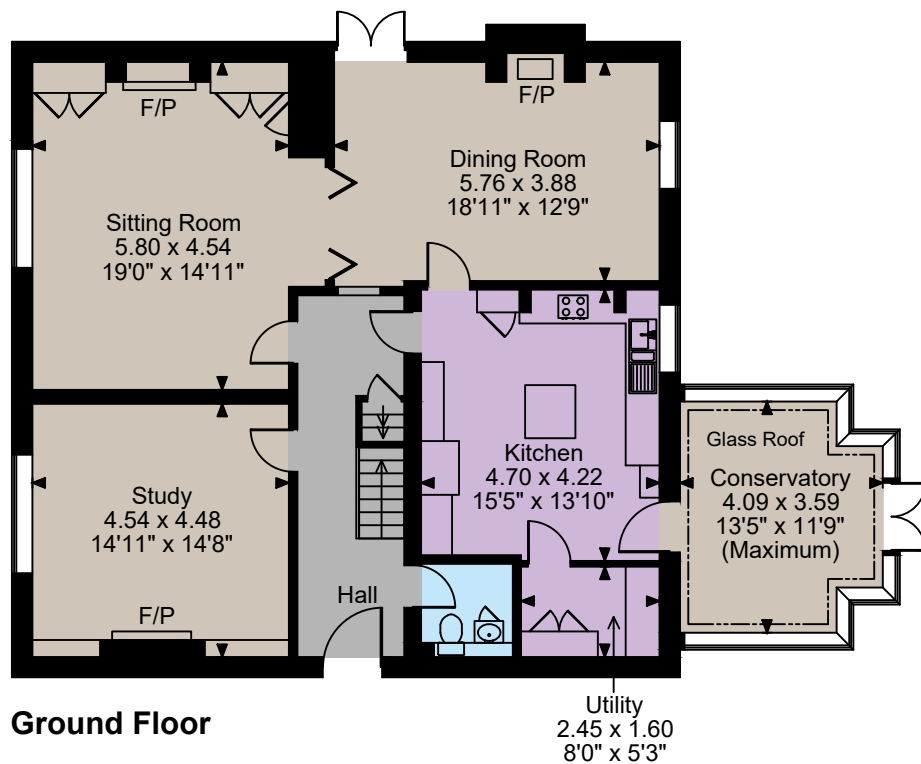
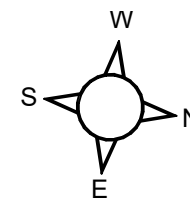
Nearby Schools

- Wingham Primary School
- Wickhambreaux CofE Primary School
- The King's School, Canterbury
- Kent College
- Simon Langton Grammar Schools
- Northbourne Park School
- Barton Court School









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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,230 sq ft (300 sq m)
Garage & Store internal area 470 sq ft (44 sq m)
Summer House internal area 211 sq ft (20 sq m)
Summer House internal area 211 sq ft (20 sq m)
For identification purposes only.

Directions

CT3 1BH

What3words: ///curious.converged.nylon - brings you to the driveway

General

Local Authority: Dover District 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

Planning: Prospective purchasers should make their own enquiries of Dover District Council.

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

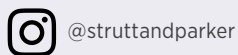
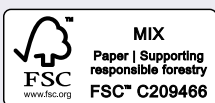
Canterbury

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