The Stables - Hawarden Place
Wingham

Strutt & Parker

Land and property. Since 1885.

A stunning home offering a very comfortable lifestyle with elegant living spaces combining vaulted ceilings and exposed timber beams, together with a beautiful walled garden in a picturesque village setting.

The Stables is a wonderful home providing a tucked away oasis on the edge of a popular and well served village. The traditional red brick and timber-clad elevations beneath a peg-tiled roof provide a discreet home arranged across two wings looking to a large, secluded courtyard which provides an established garden. The mainly single storey layout creates a highly accessible and flexible living space where large, glazed doors flood the house with light.

To the centre of the house sits an impressive open-plan sitting and dining area with vaulted ceilings. It is loosely divided by a chimney breast to create distinct yet connected spaces. The sitting area is arranged around a wood-burning stove with tall, fitted shelving to one wall, while full-height glazed doors provide views of and access to the gardens.

Adjacent the kitchen and breakfast room is a further fantastic, vaulted room fitted with extensive cabinetry and a walk-in larder with a free-standing wood-burning stove as a focal point.

Two well-proportioned bedrooms are set off a corridor and share a shower room. A tranquil garden room leads to the principal suite with an expansive walk-in wardrobe and generous en suite bathroom, both enjoying full height windows and sliding doors looking to the garden.

To the south end of the house are two further bedrooms, one on the ground floor with an en suite shower and walk-in wardrobe, whilst the other is at mezzanine level overlooking the sitting room with an en suite cloakroom and could also make an excellent study.

The property is set within beautifully landscaped gardens, the seclusion of which is key to the special nature of the house. Approached via a stone path flanked by lime trees, the gardens include a generous lawn, a pond and a variety of mature trees, affording a high degree of privacy. Sheltered terraces sit in front of the reception rooms proving relaxing spaces to enjoy.

A gravel driveway provides ample parking and leads to a garage and carport, along with additional workshop and storage facilities.

2,606 sq ft (242 sq m) | Freehold
3 reception rooms | 5 bedrooms
Garage and car port | Landscaped gardens

Guide price £1,100,000

Location

The Stables enjoys a convenient yet tucked-away setting along Canterbury Road, within easy reach of a range of everyday amenities. Nearby villages provide local shops, pubs and services, while the historic cathedral city of Canterbury offers an extensive selection of shopping, dining and cultural facilities. The area is well regarded for schooling, with a number of highly regarded independent options including The King's School, St Edmund's and Kent College, alongside a strong selection of grammar schools.

Communications are excellent. The A2 connects to the M2 and wider motorway network. There are regular rail services from Canterbury offering High-Speed links to London St Pancras in under an hour. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

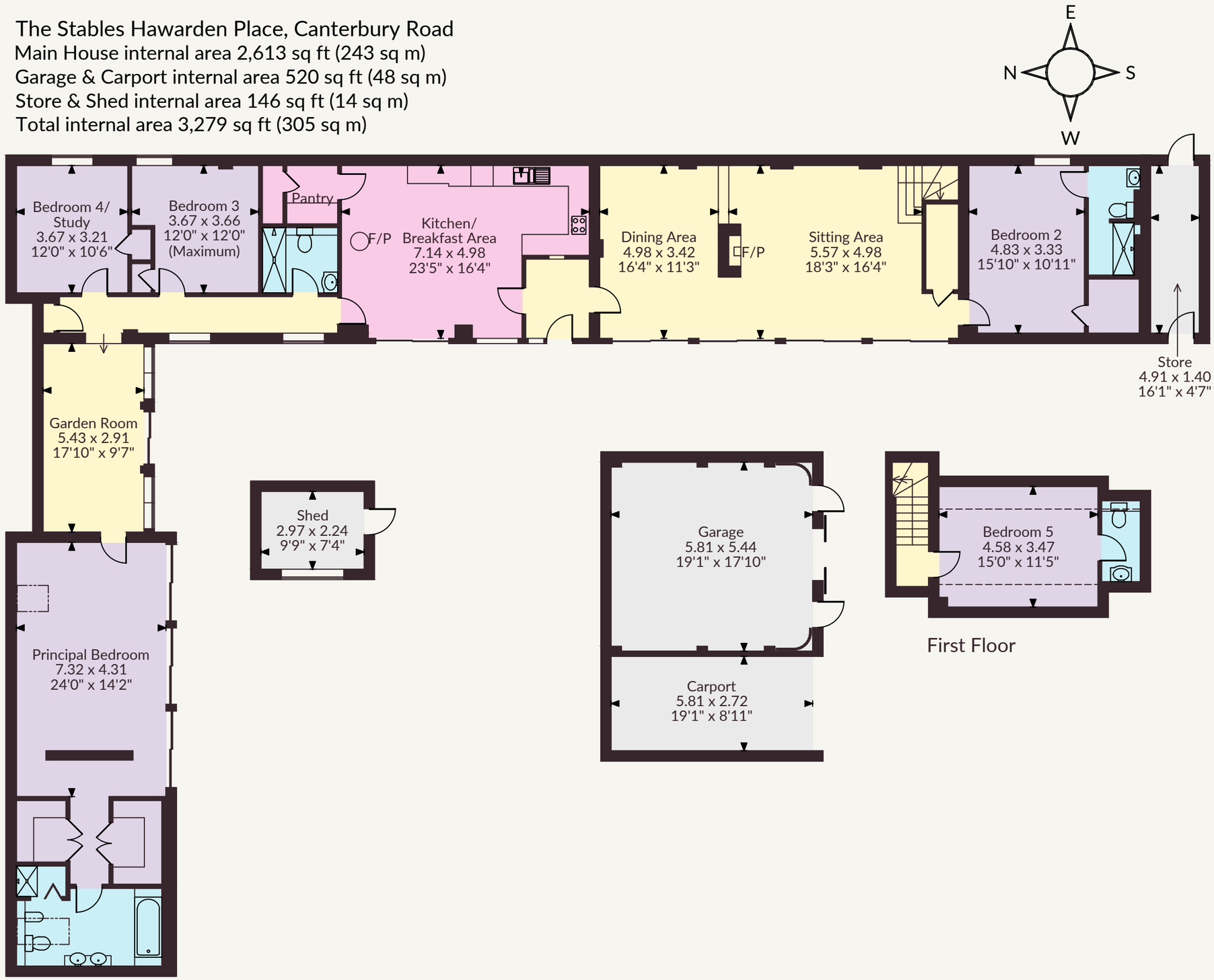
Postcode region: CT3

General

Local Authority: Dover District Council
Services: All mains services; gas heating
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

The Stables Hawarden Place, Canterbury Road

Main House internal area 2,613 sq ft (243 sq m)
Garage & Carport internal area 520 sq ft (48 sq m)
Store & Shed internal area 146 sq ft (14 sq m)
Total internal area 3,279 sq ft (305 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⌐ ¬ ¬ ¬ Denotes restricted head height
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