



Georgian House

62 High Street, Wingham, Kent

A delightful Grade II listed property with elegant styling and décor, in a coveted position in the heart of Wingham

A handsome period home in a sought-after position in the charming village of Wingham. The house has attractive red brick elevations and stylish interiors which retain plenty of original character, and the property lies just moments from the village's amenities and within easy reach of historic Canterbury and Sandwich.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OUTSIDE



WALLED GARDEN



FREEHOLD



VILLAGE



2,183 SQ FT



**GUIDE PRICE
£750,000**



The property

Georgian House is a fine Grade II listed family home, providing four bedrooms and various wonderful character details. Located in the very heart of the desirable village of Wingham, the property features sash windows, panelled walls, corniced ceilings and original fireplaces, as well as stylish bespoke fittings and attractive contemporary décor throughout.

On the ground floor there are two comfortable reception rooms, both of which are to the front. The well-presented sitting room has off-white panelled walls, four concealed, built in cupboards, a window seat and an open fireplace, and the formal dining room has a dual aspect including a bay window, plus a splendid cast-iron fireplace.

To the rear, the generous kitchen provides a further social everyday living space, with its grey Shaker-style fitted units, central island with a breakfast bar, butler sink, integrated modern appliances and Aga.

Stairs lead down to the cellar, which offers additional space for home storage and appliances or for use as a home office.

There are two beautifully appointed double bedrooms across the front of the first floor, both of which have built-in cupboards. The first floor also has a dressing room and a large family bathroom with a free-standing roll-top bathtub, a separate walk-in shower and windows with plantation shutters.

Stairs continue to the second floor, where there are two further well-proportioned double bedrooms, including the principal bedroom, which features a vaulted ceiling with exposed beams, dormer windows and a skylight, and benefits from an en suite bathroom.







Outside

The front door is set back behind a small lane, running parallel to the High Street, with its wide pavements and street lined with lawns and trees on both sides. The house is situated on the corner of Sweetlove Place, and access for vehicles is to the side, where there is a paved parking space and gates providing access to the rear garden.

The garden is walled and benefits from a west-facing aspect, providing patio space and gravel terracing for al fresco dining, with side access to the kitchen. There are two raised border beds, and currently a number of large pots with lavender, small trees and shrubs, as well as two established, fruiting, olive trees.

To the rear of the garden is the former garage, a large brick-built building currently used as a workshop.

Location

Surrounded by scenic Kent countryside, Wingham village has a church, bakery, local shops including a newsagent and general store, and the nearby Gibson's farm shop, 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, such as Sir Roger Manwoods School. 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 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

- Adisham 2.6 miles
- A2 (Dover Road) 4.8 miles
- Canterbury 6 miles
- Sandwich 6.3 miles
- Folkestone 15.4 miles
- Dover 15.7 miles

Nearby Stations

- Adisham
- Canterbury West/East

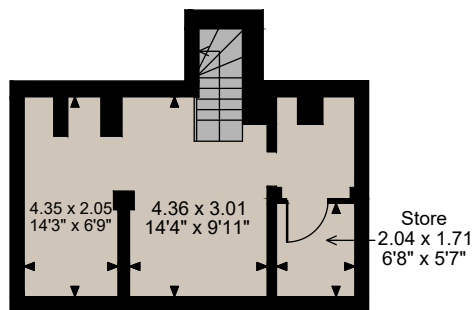
Nearby Schools

- Various local village primary schools
- Sir Roger Manwood's School
- Simon Langton Grammar Schools
- Dover College
- The King's School
- Kent College
- St Edmund's School

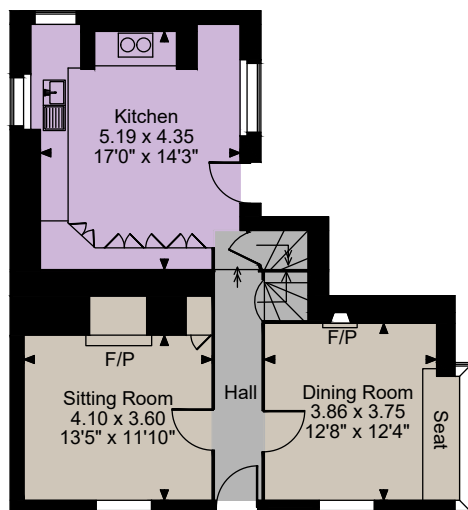
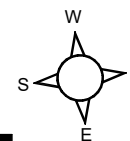
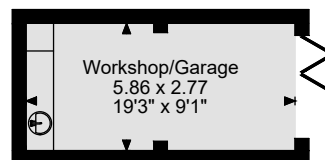




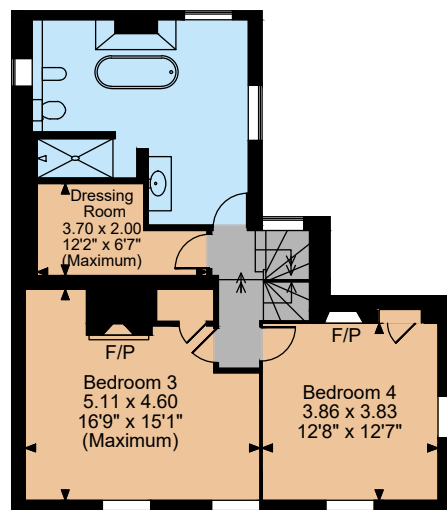




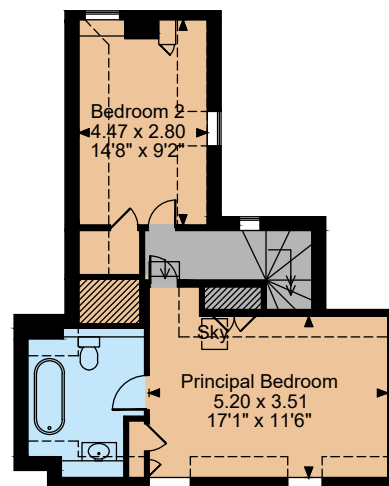
Cellar



Ground Floor



First Floor



Second Floor

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 2,183 sq ft (203 sq m)

Outbuilding internal area 175 sq ft (16 sq m)

Total internal area 2,358 sq ft (219 sq m)

For identification purposes only.

Directions

CT3 1BJ

what3words: ///captive.articulated.exonerate - brings you to the property.

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 F

EPC Rating: E

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

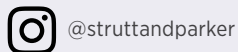
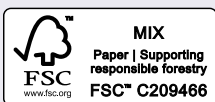
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Canterbury

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