



Twitham Oast South

Staple Road, Wingham, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A Stylish home combining contemporary design with Grade II listed character.

Bright, flexible accommodation occupying part of a picturesque 19th century oast, nestled beside beautiful woodland with superb views across rolling farmland and within reach of a popular village.



2 RECEPTION ROOMS & STUDY



4 BEDROOMS



3 BATHROOMS



GARAGE/ DRIVEWAY



ABOUT 0.43 OF AN ACRE



FREEHOLD



SEMI-RURAL/ VILLAGE



2,945 SQ FT



GUIDE PRICE £875,000



The property

Dating from the 19th century and converted in the early 1980s, Twitham Oast South is a substantial Grade II listed home that blends an industrial yet relaxed style in bright, open rooms whilst retaining period charm, creating a distinctive yet functional space for both living and entertaining, with durable, hard-wearing finishes. There are beautiful views from all parts of the house across uninterrupted open fields and woodland, imbuing a great sense of peace and tranquillity..

The accommodation flows from a part double-height reception hall with galleried landing over. To the right is the generous dining room, which has wood-lined walls and French doors opening to the terrace. Also accessed from the hall is a family bathroom.

The spacious dual aspect kitchen/breakfast room is fitted with a range of wall and base units, completed by wooden work surfaces and splashbacks, and modern integrated appliances. There is space for a good-sized table. Three sets of French doors across

both aspects lead to the garden. A fitted utility room has doors to both the rear aspect and to the integral garage.

On the first floor a generous galleried landing with useful storage gives access to an impressive 32 ft double height, vaulted sitting room; a fireplace with wood-burning stove sits to the far end, with steps to a mezzanine study over. Further, there are two dual aspect bedrooms, one set within the kiln with a notable vaulted ceiling, the other with wood-lined walls and a glazed door opening to a boarded Juliet-style balcony, a reminder of the oast's history and an ideal place to reflect and take in the beautiful surroundings. There is also a family bathroom.

The property's two remaining bedrooms can be found on the second floor, both with vaulted ceilings and the principal benefitting from an en suite bathroom. There is Velux glazing throughout this level, flooding both rooms with natural light.













Outside

The property is approached over a brick-paved drive, providing private parking for two/three cars and giving access to the integral garage. One is immediately aware of the special, serene setting where peace descends on arrival.

Evening light falls spectacularly on the front of Twitham Oast South, where the mature garden has been arranged as a variety of 'outdoor rooms', and a side garden set under the canopy of a mature tree providing a space to escape the summer heat, along with sheltered areas ideal for entertaining, relaxing and al fresco dining.

The rear garden has a further expanse of lawn, south facing for summer activities. The whole enjoys far-reaching views over surrounding farmland and woodland.

Location

Surrounded by scenic Kent countryside, Wingham is a thriving village with a useful range of local amenities and shops including a church, local shops, pubs, a wildlife park, a doctor's surgery, a dentist and a well-regarded primary school.

Sandwich and Canterbury both offer more extensive shopping, sporting, leisure and educational facilities.

Communications links are excellent: Buses link the village to Sandwich and Canterbury whilst the A2 at Bridge gives access to the M2 and wider motorway network. Adisham station (3.5 miles) offers regular trains to London Victoria and Canterbury West provides High-Speed services to London St Pancras International from 53 minutes.

The Channel Tunnel terminal at Folkestone and the Port of Dover provide regular cross-Channel services to Continental Europe.



Distances

- Wingham High Street 1.2 miles
- Ickham 3 miles
- Wickhambreaux 3.4 miles
- Preston 3.6 miles
- Littlebourne 4.1 miles
- Sandwich 6.2 miles
- Canterbury 8.4 miles
- Deal 9.9 miles
- Folkestone 16.2 miles
- Dover 16.6 miles
- London 74 miles

Nearby Stations

- Adisham
- Bekesbourne
- Canterbury West/East

Key Locations

- Wickhambreaux Mill
- Canterbury Cathedral
- Westgate Gardens

- Howletts Wild Animal Park
- Wingham Wildlife
- The Beaney House of Art & Knowledge
- The Marlowe Theatre
- St Augustine's Abbey
- The Malthouse Theatre
- Great Stour Way
- Franciscan Gardens

Nearby Schools

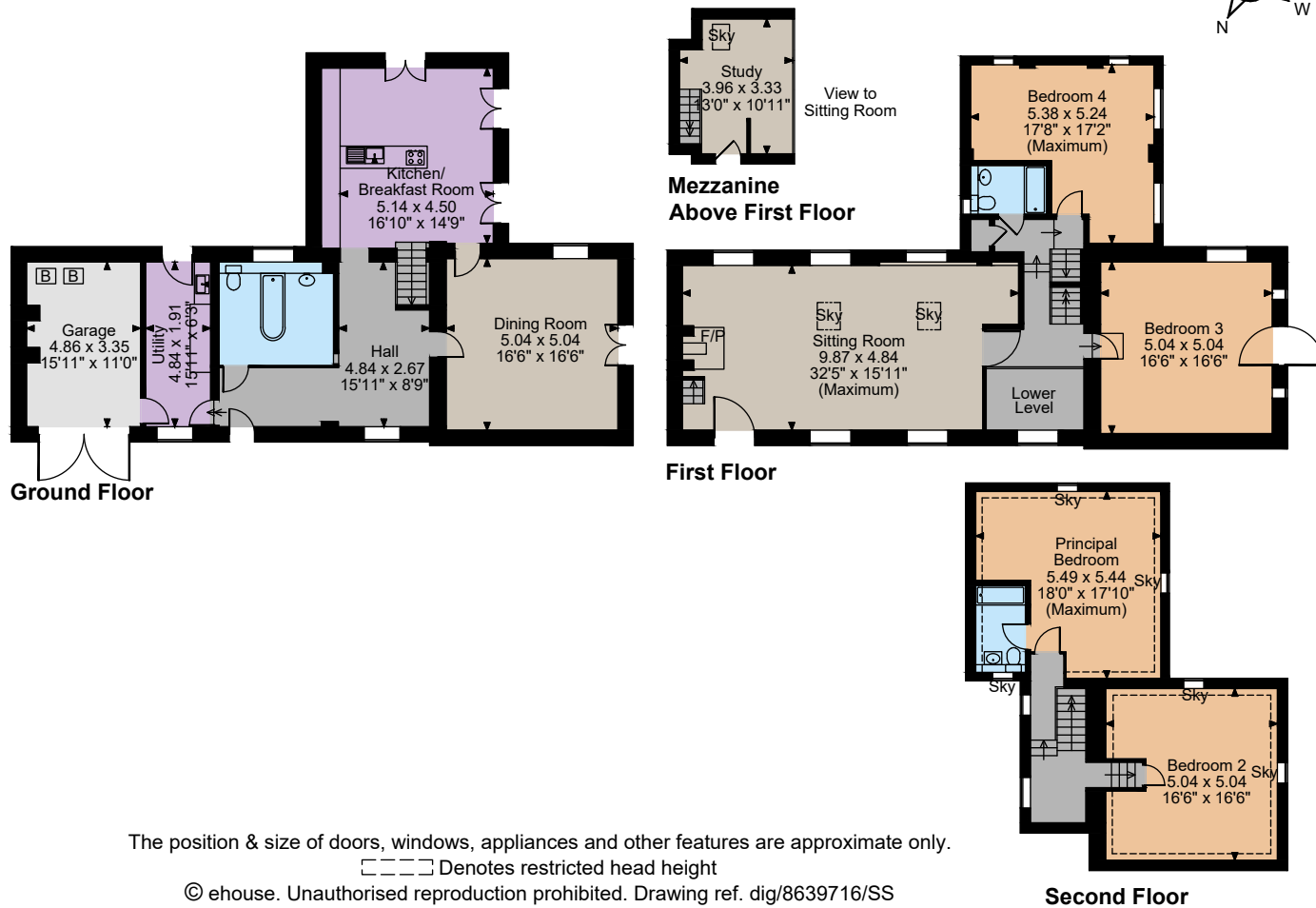
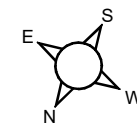
- Wickhambreaux
- Adisham C of E Primary Schools
- St Faith's at Ash,
- Northbourne Park
- Junior King's
- The King's School
- Kent College
- St Edmund's School
- Simon Langton Grammar Schools
- The Worthgate











The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Floorplans
 House internal area 2,945 sq ft (274 sq m)
 Garage internal area 175 sq ft (16 sq m)
 Total internal area 3,120 sq ft (290 sq m)
 For identification purposes only.

Directions
 CT3 1LP
what3words: ///hound.fermented.succumbs - brings you to the driveway

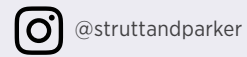
General
 Local Authority: Dover District Council
 Services: Mains electricity and water. We understand that the private drainage at this property complies with the relevant regulations. Confirmation is being sought. Electric heating, with option to add an oil boiler.

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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