



Wingham Barton Manor

Westmarsh, Canterbury, Kent

An elegant Grade II* listed manor house, with a tennis court and charming detached three-bedroom cottage

A magnificent manor house set in delightful gardens and grounds. Located in a peaceful and picturesque rural setting between historic Canterbury and the Cinque Port town of Sandwich, the property is believed to date from the 15th century and features many charming original details, with exposed timber framing and handsome fireplaces, as well as a detached annexe.



5 RECEPTION ROOMS



**5 BEDROOMS
4 BATHROOMS**



3 BEDROOM ANNEXE



GARAGING & DRIVEWAY



ABOUT 2.1 ACRES



FREEHOLD



**RURAL/
VILLAGE**



4,428 SQ FT



**OFFERS OVER
£1,500,000**

The property

Believed to date from the 15th century (and potentially earlier), Wingham Barton Manor is an enchanting Grade II* listed manor house, occupying an idyllic rural setting in the hamlet of Westmarsh, to the east of historic Canterbury. The property extends to approximately 3,500 square feet of beautifully appointed accommodation arranged over two floors.

Outside, the property displays timber framing with plaster infill, red-brick elevations, and a jettied upper level, while the reception hall inside, with mosaic-tiled flooring and exposed timber beams, features a staircase rising to a galleried landing.

There are four substantial ground-floor reception rooms. Accessed from the reception hall, the generous dual aspect sitting room to the front has a brick-built inglenook fireplace with Bressumer beam over. The adjoining dining room is a further generous space and has a similarly grand fireplace. To the other side of the hall is a cosy family room and a further reception room currently used as a study.

To the rear of the house and with views over the garden, the kitchen is fitted with a range of wall and base units with wooden worktops over and has a range cooker. There is ample space for a breakfast table. A good size utility room provides additional space for home storage and appliances, as well as giving access to a useful boot room and door to the garden. There is a cloakroom next to the utility room.

Two separate staircases lead to the upper level, where there are five well-appointed double bedrooms. The well-proportioned principal bedroom has built-in wardrobes and large en suite bathroom, fitted with a free-standing bathtub. Three of the four further bedrooms, have built-in storage, while one benefits. There are two family bathrooms.

The annexe

The detached annexe provides entirely self-contained three bedroom accommodation with its own garden in a private setting away from the main house.











Outside

The house and its annexe are set within beautiful and extensive gardens with rolling lawns and a wealth of mature specimen trees. At the entrance, five-bar wooden gates open to the gravel driveway, which leads directly to the house and round to a parking area at the side, as well as to the detached double garage. Nearby there is an outbuilding, which is currently arranged as a home office, a games room and a shower room.

The driveway continues to the annexe at the rear, where there is a further parking area and a single garage.

The gardens surrounding the main house feature well-tended lawns, hedgerows and border beds with roses, lavender and a variety of shrubs and flowering perennials. There is also a vegetable garden, a greenhouse, a private garden at the rear of the annexe and a tennis court, as well as a summer house with its own veranda and built-in barbecue.

Location

The property is situated in a rural location in the peaceful hamlet of Westmarsh. The nearby village of Ash offers a selection of shops as well as public houses, primary schools and attractive church. Canterbury offers a comprehensive range of shopping, recreational and educational facilities. The nearby ancient Cinque port of Sandwich has renowned golf courses, including “The Open” course at Royal St George’s and Royal Cinque Ports Golf Club, as well as buildings of architectural interest.

The A2/M2 Bridge junction connects with the remaining southern motorway network and the High-Speed rail service from Canterbury West station provides access to London St Pancras in just under an hour. The Channel port of Dover and Eurotunnel at Folkestone all offer regular services to Continental Europe.



Distances

- Ash 3 miles
- Wingham 4.5 miles
- Sandwich 6 miles
- Minster 8.5 miles
- Canterbury 10 miles

Nearby Stations

- Sandwich
- Canterbury West
- Minster

Key Locations

- River Stour
- Canterbury Cathedral
- Westgate Gardens
- The Marlowe Theatre
- The Malthouse Theatre
- Wingham Wildlife Park
- Richborough Roman Fort

Nearby Schools

- Various local village schools
- St Faith’s at Ash
- Sir Roger Manwood’s School
- Simon Langton Grammar Schools, Canterbury
- The King’s School, Canterbury
- St Edmund’s School, Canterbury
- Kent College

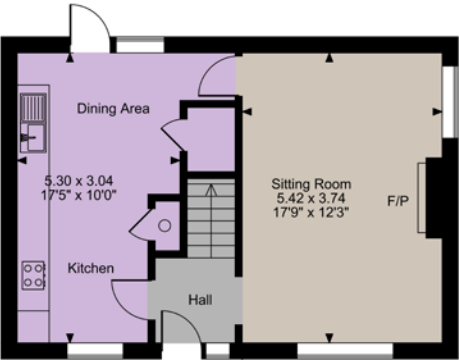




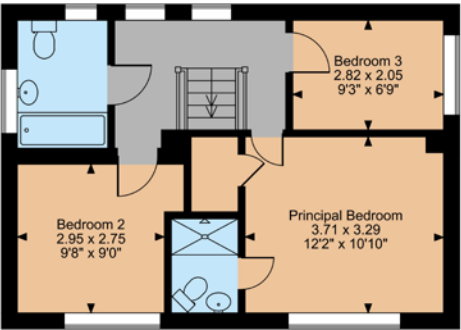




Wingham Barton Manor Westmarsh, Canterbury
Internal area 933 sq ft (87 sq m)



Annexe Ground Floor



Annexe First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8676553/SAP







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

Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8676553/SAP

Floorplans

House internal area 3,495 sq ft (325 sq m)

Garage internal area 476 sq ft (44 sq m)

Outbuilding internal area 609 sq ft (57 sq m)

Annexe internal area 464 sq ft (43 sq m)

Total internal area 5,044 sq ft (469 sq m)

For identification purposes only.

Directions

CT3 2LW

what3words: ///signified.parties.genetics - brings you to the driveway

General

Local Authority: Dover District Council

Services: Mains electricity and water and oil-fired heating. We understand that the private drainage at the property complies with current regulations. Confirmation is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: House - Band G; Annexe - Band C

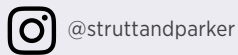
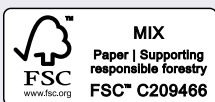
EPC Rating: House - F; Annexe - E

Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March and June 2026. Particulars prepared August 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited