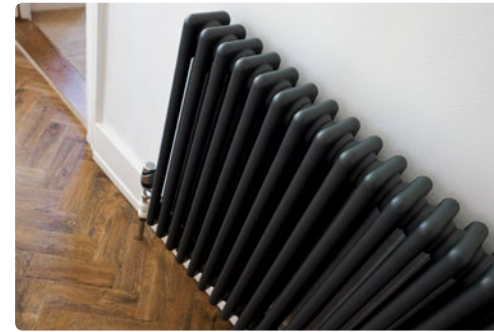




Freehold



116 High Street, Wingham, Canterbury CT3 1DE

- Delightful Semi-Detached Period Residence
- Five Bedrooms & Two Luxury Bathrooms
- Original Features Including Sash Windows & Fireplaces
- Kitchen Breakfast Room With French Doors
- Fine Décor & Stylish Interior Design
- 100 Ft Landscaped Rear Garden With Impressive Views
- Garden Studio With Electricity & Lighting
- Off Road Parking For Two Cars

SITUATION:

Wingham is an ancient and historic village with many period homes and listed buildings dating back to the early thirteenth century. The village has a thriving high street offering a good range of shops and amenities, two public houses, including the award winning 'The Dog at Wingham' and the village primary school. It is surrounded by beautiful countryside and farmland.

The cathedral city of Canterbury is just six miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants.

The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private

schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The historic market town of Sandwich is just 5 miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities, and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants and a mainline station with a high-speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's.



DESCRIPTION:

A delightful semi-detached five bedroomed residence, bursting with period features such as sash windows, intricate architrave, exposed brick, fireplaces and decorative panelling. The property also benefits from a studio which is set within a beautifully landscaped garden which backs directly onto farmland. The property has seen numerous improvements over the years, including a recently converted loft to create additional bedrooms. The current owner has a flair for interior design which is evident in the stylish décor and stunning finish.



The solid wood front door opens into a spacious entrance hall, with herringbone wood effect flooring and anthracite column radiator, there is extensive built-in storage and an elegant staircase which rises to the first floor. To the left there is a sitting room with fitted shelving and storage, tall sash windows, an elegant ceiling rose and an attractive mantle with a wood burning stove. To the rear of the property, there is a charming open

plan kitchen breakfast room with an oak floor, an exposed brick chimney breast and a set of French doors which open onto the rear garden. The kitchen has been fitted with an excellent range of units, set around solid oak work surfaces, a ceramic sink and a range of integrated appliances including a new dishwasher and double oven.

The ground floor is further complemented by a useful utility room and a beautifully appointed family bathroom. This has recently been updated and has underfloor heating, the mosaic tiles surround a white suite which includes a stunning circular basin set within a marble countertop.

On the first floor, there is a galleried landing with beautiful high ceilings which leads to three spacious bedrooms and a well-appointed family bathroom with slipper bath. The main bedroom has attractive panelling, a cast iron fireplace and stunning sash window.

A winding staircase rises to the second floor which has recently been converted to an

exceptional standard and now offers two spacious bedrooms ideal for children sharing.

OUTSIDE:

The façade of the property is particularly attractive the rich painted brickwork is a stunning contrast to the recently painted sash windows and solid wood front door. The property is set back from the road behind an attractive brick wall and picket gate. To the side of the property, a double width driveway provides off road parking for at least two cars.

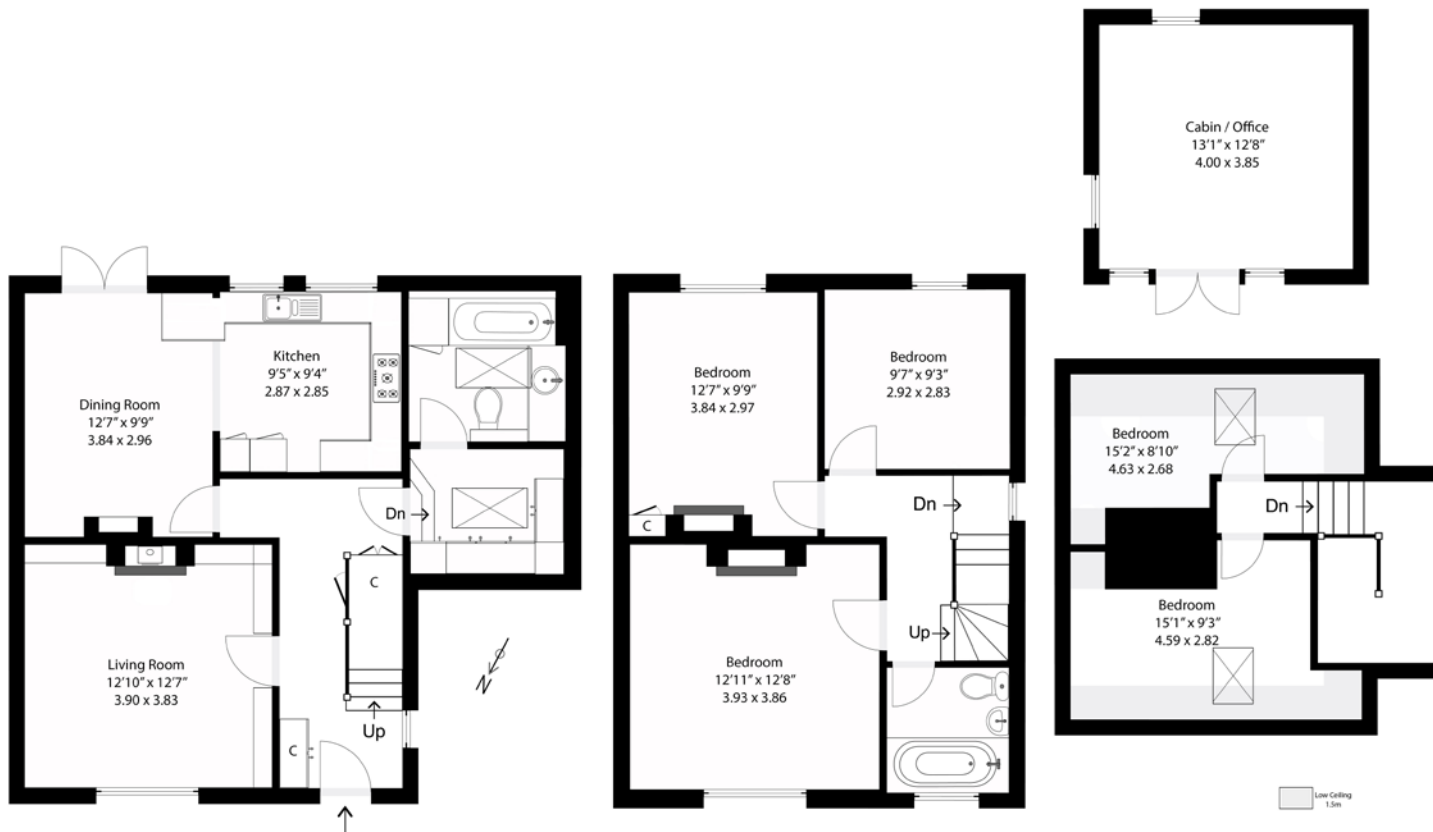
The rear garden measures approximately 100ft has been beautifully landscaped to create a wonderful outside space to complement this fine period home. Adjacent to the house, there is a gravelled seating area. Beyond this, the lawn is bordered by railway sleepers with raised beds. A pathway leads to an elevated section of the garden with decking and an ornamental pond. Set within this Japanese garden is a studio, with power, lighting and French doors, making an ideal home office or games room.











TOTAL FLOOR AREA: 1604 sq. ft (149 sq. m)
 HOUSE: 1438 sq. ft (134 sq. m)
 STUDIO: 166 sq. ft (15 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All main services are connected

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