



Freehold



11 - 13 High Street, Wingham, CT3 1AZ

- Detached Modern Property
- Seven Bedrooms & Five Bathrooms
- Characterful Self-Contained Annexe
- Together Almost 3000 Sq.Ft
- Exceptionally Energy Efficient
- High Specification Finish
- Fine Décor & Natural Materials
- Generous Plot With Extensive Driveway

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, three public houses 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 an 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.

Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's Golf Club and the Princes' Golf Club.



DESCRIPTION:

An usually rare opportunity to purchase a detached modern property with separate annexe occupying almost a quarter of an acre plot, which includes an extensive driveway right in the heart of Wingham village.

Both the main house and cottage has been meticulously transformed to an exceptionally high standard, fine materials, modern conveniences, and excellent energy efficiency is evident throughout.

The main house, Tetra is a creatively designed, detached residence, built to an exceptionally high standard, offering approx. 1500 sq. ft of luxuriously appointed, sophisticated accommodation, situated in a prime location within easy reach of the cathedral city of Canterbury and the medieval cinque port of Sandwich.

Tetra presents architectural magnificence alongside an intelligent degree of energy

efficiency with a plethora of features, including air source heat pump, intelligent light system, double glazed sash windows, a well-insulated warm decked roof, underfloor heating, and smart eco-radiance heating system on the first floor.

These qualities are combined with the latest technological elements, such as a biometric entry system, smart lighting, electric internal doors, and motorised skylights.

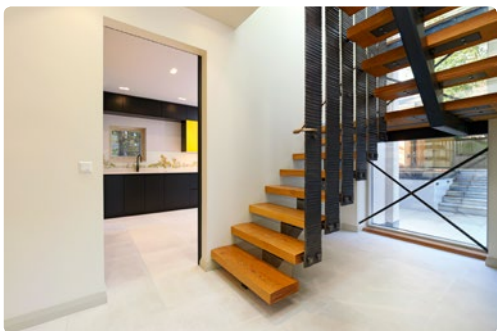
The fixtures and fittings are luxurious, with a Beckermann German designed kitchen with integrated Miele appliances, high specification bathrooms, combined with the elegance of natural materials and bespoke hand-crafted stairs, the interior decor is Farrow & Ball.

The well-balanced exterior has a lime render façade with symmetrical sash windows sitting to either side of the accoya door, Kent peg tiled side elevations add a depth of character

and blend well with the rest of the historic architecture found in Wingham.

The biometric front door opens into a striking entrance hall, flooded with light from the glass ceiling above, the staircase is the centre piece and has been handcrafted with beautiful rich materials featuring a forged steel balustrade, bronze handrail and solid oak treads with glass risers.

Dark framed, reeded glass doors lead one to a dual aspect reception room with elegant high ceilings and full height glass doors leading to the garden, whilst on the opposite side of the entrance hall there is a modern kitchen breakfast room.





The kitchen has a hard-wearing porcelain floor which complements the slim line stone work tops, and sleek, matt handleless units, these integrate many Miele essential appliances, as well as an induction hob, built in waste bins, wine chiller and a Quooker boiling tap with inset sink. A local artist has hand painted the splash backs complementing the colours of the Beckermann kitchen. There is plenty of room for an island or breakfast table and the space is further enhanced by a well-appointed utility area.

The ground floor is finished with a wet room with stylish decorative tiles and a Japanese eco toilet which has sensor-controlled functions.

On the first floor, there is a glass floor landing which leads to four, double bedrooms, and a beautifully appointed family bathroom which has fine quality Terrazzo porcelain stone and has been fitted with a Duravit suite and jet bath. The main bedroom has a luxury ensuite shower room and large doors opening onto a glass Juliet balcony which mirrors the second bedroom at the rear.

OUTSIDE:

Tetra and the annexe occupies a generous plot, with a large driveway to the front which allows ample parking, there are two high planters created by sleepers which sit either side of the Chinese sandstone path providing an elegant entrance to the main front door.

The garden has been thoughtfully laid out with an opportunity to personalise the landscaping. There is a great deal of privacy from the mature trees that sit beyond the fencing, whilst a larch clad studio has been erected in the far corner and has bi-fold doors ideal as a home office or summer house.



ANNEXE:

A three bedroomed self-contained annexe which has also been significantly transformed and thoroughly renovated, originally built in the early 1700's, yet has been modernised in a sympathetic manner. Sash windows have been replaced with timber framed double glazed replicas, features have been either preserved or re-instated.

Extended around five years ago there is a now a large kitchen dining room which has brand new units integrating many appliances and finished with quartz work tops. The kitchen is further enhanced by a utility room and WC, there is modern stone flooring with underfloor heating laid seamlessly throughout and runs into the sitting room.

The dual aspect living rooms sits to the other side of the staircase and has a feature fireplace and bay window, the basement has been converted to offer an office or playroom it has oak treads and tiled floor.

To the first floor there is three double bedrooms and a well-appointed family bathroom finished with terrazzo stone tiles. The main bedroom has a vaulted ceiling and beautifully appointed wet room, its flooded with natural light from the sky window along with views over the garden.



TOTAL FLOOR AREA: 2930 sq. ft (272 sq. m)
 MAIN HOUSE: 1483 sq. ft (138 sq. m)
 ANNEXE: 1447 sq. ft (134 sq. m)



EPC RATING
 ANNEXE: TBC
 HOUSE: B



COUNCIL TAX BAND
 TBC



GENERAL INFORMATION
 All services are mains connected

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