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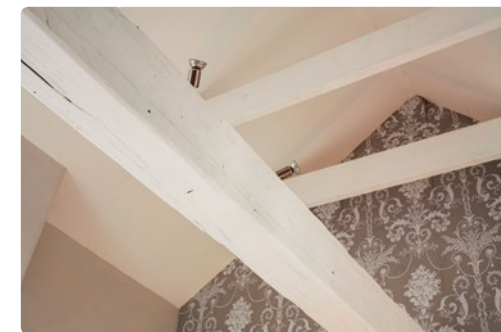
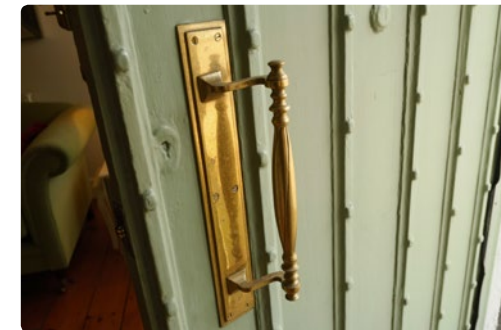
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97A, High Street, Wingham, Canterbury, CT3 1DE

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



## 97A, High Street, Wingham, Canterbury, CT3 1DE

- Enchanting Grade II Listed Attached Cottage
- Artistic Décor & Creative Interior Design
- Over 1400 Sq. Ft Of Versatile Accommodation
- Open Plan Living Area & Separate Snug
- Exposed Panelling, Attractive Beams & Bespoke Shutters
- Four Bedrooms & Well Appointed Family Bathroom
- Occupies 0.27 Acre Plot Which Includes Off Road Parking
- Village Location With Easy Access To Canterbury & Sandwich

### 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 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. 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 enchanting Grade II Listed, four-bedroom semi-detached cottage dating back to 1784, artistically enhanced by the current owner, who has renovated the property with fine décor and creative interior design.

The cottage occupies an unusually large plot of 0.27 acres, with off-road parking and wonderfully landscaped gardens that run alongside the River Stour. It is situated in the sought-after village of Wingham, just a few miles from the cathedral city of Canterbury and the Cinque Port town of Sandwich.

The cottage exceeds 1400 sq. ft. and is flourishing with period features, including wood floors, latch-key doors, exposed beams, and vaulted ceilings. The façade is just as attractive and reflects its history as a convenience shop for the village. Large, bay-fronted wooden windows complement the handsome, arched front door, while the pale painted brickwork is dressed in climbing wisteria.



The ground floor is mostly open plan, with a beamed ceiling, exposed panelling, bespoke window shutters, and stripped floors. To the right, the kitchen exudes character, with fitted units integrating all main appliances, accompanied by a large, granite-topped breakfast bar/island.

The rest of the living space has been creatively laid out to offer areas for relaxing and dining. It is further enhanced by a separate sitting room with a wood-burning stove, encompassed by an exposed brick fireplace. The ground floor is complete with a convenient WC and cloakroom area.

On the first floor, there are three generously proportioned bedrooms, one with a lovely vaulted ceiling with exposed rafters, while the bedroom at the front has an attractive fireplace. The main family bathroom comprises a traditional-style white suite, which is further enhanced by bold, artistic wallpaper and window shutters.

From the first floor, a staircase rises to an additional bedroom on the second floor, with far-reaching views to the front of the property and access to a secondary room that provides storage.

#### OUTSIDE:

To the side of the cottage, there is a block-paved driveway, with parking for two cars. A courtesy gate leads to a small courtyard garden adjacent to the house. From here, a pathway leads to the main garden. Altogether, the plot exceeds a quarter of an acre, with a meadow-style garden filled with a variety of trees. Several outbuildings provide storage, including a wonderful brick-built outbuilding currently used as an art studio.

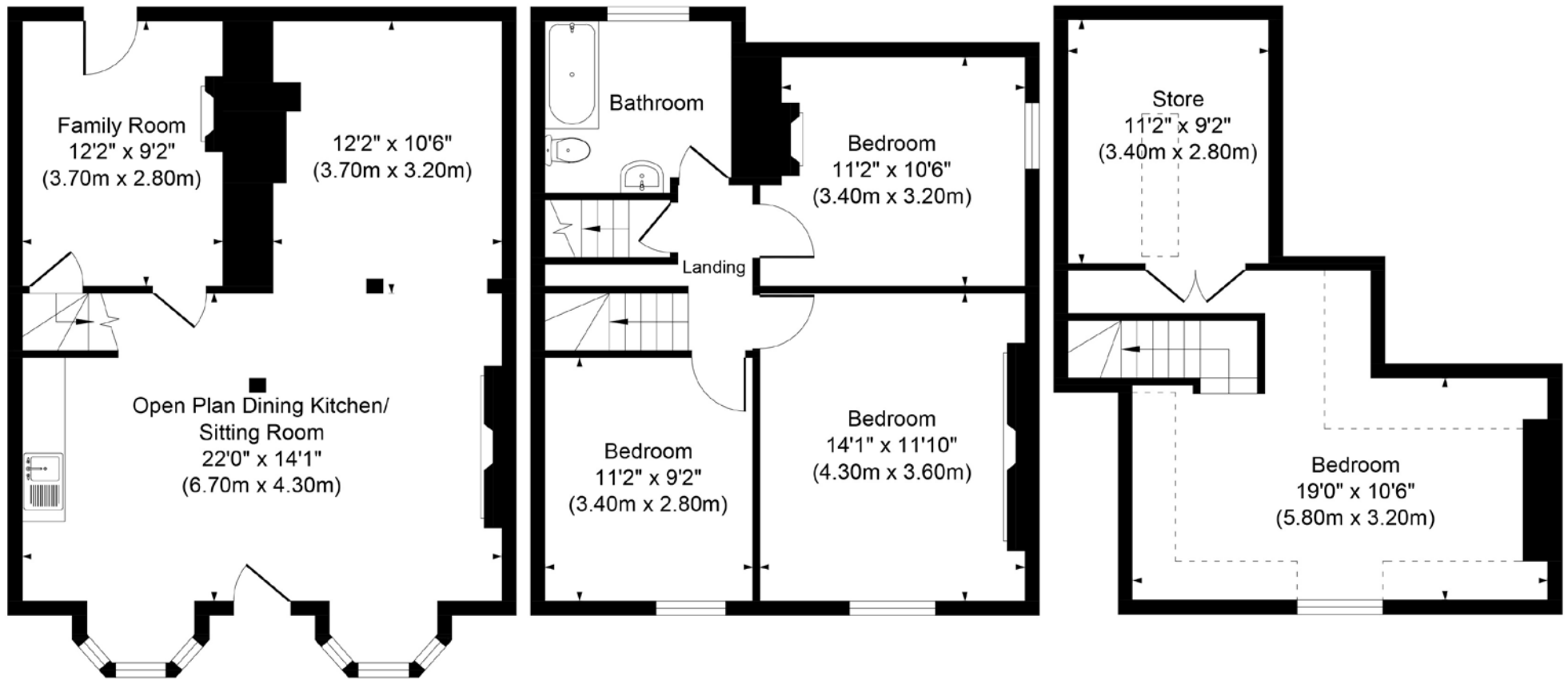
A gentle stream forms one boundary, while the garden backs onto open farmland to the rear—both of which make for an enchanting backdrop for this magical garden.











TOTAL FLOOR AREA: 1453 sq. ft (135 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

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