



High Street, Wingham, Canterbury


MILES & BARR
EXCLUSIVE



The Limes
1 High Street
Wingham, Canterbury
Kent
CT3 1AY



Description

Ground Floor

- Entrance Hall
- Sitting Room
13'7 x 11'0
(4.14m x 3.35m)
- Garden Room
17'3 x 6'0
(5.26m x 1.83m)
- Living Room
14'1 x 11'9
(4.29m x 3.58m)
- Dining Room
13'5 x 10'2
(4.09m x 3.10m)
- Kitchen/
Breakfast Room
13'5 x 11'9
(4.09m x 3.58m)
- Utility Room
- Cloakroom

- En-suite Shower Room
- Bedroom
13'7 x 8'10
(4.14m x 2.69m)
- Bedroom
11'3 x 10'8
(3.43m x 3.25m)
- Bathroom
- Separate W.C.
- Second Floor
- Bedroom/Study
23'1" x 9'1"
(7.04m x 2.77m)

External

- Front Garden
- Rear Garden
- Garage
- Off Street Parking

First Floor

- Landing
- Master Bedroom
14'2 x 13'6
(4.32m x 4.11m)

Property

The Limes is a lovely, charming and characterful detached Grade II Listed cottage, which dates, we believe, around the early 18th Century with later additions, now creating a superb, quaint family home. It has an impressive sitting room with vaulted ceiling and feature fireplace, a separate family room with inglenook fireplace and wood-burner, delightful panelled dining room, a stylish kitchen/breakfast room with modern Shaker-style fitted kitchen with matching base and wall mounted cabinets. There is also a garden room, utility and WC. To the first floor is the master bedroom with en-suite shower room and fitted wardrobe, two further double bedrooms and a family bathroom with separate W.C. There is hot and cold running water in a vanity unit in bedroom 2 and from bedroom 3 there is a staircase leading to an impressive bedroom 4/study with vaulted ceiling.

Externally, there is a beautiful garden to the rear with the benefit of off street parking and a garage. This home has been well looked after and is offered for sale with no onward chain.



Location

Wingham lies between Canterbury and Sandwich, home to the stunning Sandwich Bay beach and world famous Royal St Georges Golf Club. The property is close to many amenities including the local Newsagent, General store, two farm shops, doctors surgery, 1 Gastro Pub (The Dog) and a cafe (Gibsons). There are lots of dog walking opportunities via footpath networks through orchards. Wingham wildlife park is also located close by.

The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christchurch College and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.





GROUND FLOOR
APPROX. FLOOR
AREA 932 SQ.FT.
(86.6 SQ.M.)



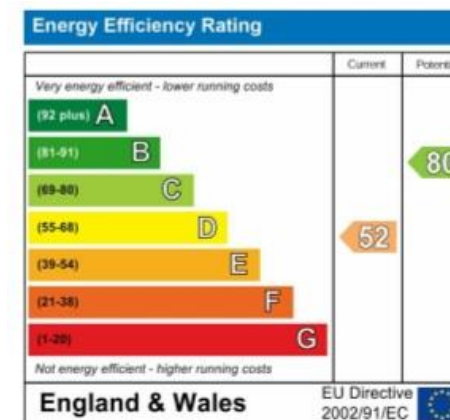
1ST FLOOR
APPROX. FLOOR
AREA 634 SQ.FT.
(58.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 224 SQ.FT.
(20.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1790 SQ.FT. (166.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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