

High Street, Wingham, Canterbury, Kent, CT3 1AZ

£1,300 Per Month



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Canterbury CT3 1AZ

This Grade II listed, cottage which is located on the fringe of the popular village of Wingham. The primary access to the house is now via the side and rear which opens into a fitted kitchen, inner hallway, two reception rooms, one containing a beautiful inglenook fireplace and exposed painted beams. The floors in the reception rooms are laid to large flagstones which adds to the character and charm of the cottage. There is a further extended dining room which is a lovely light and airy space and benefits from a vaulted ceiling and two skylight windows. The bathroom is downstairs and fitted with a large shower, vanity wash handbasin and low-level WC. Moving upstairs are two bedrooms which would have been built into the original roof of the property so both high vaulted ceilings and much character. Outside there is a beautiful and sizable courtyard garden, which is fully enclosed and landscaped. To the rear is a useful garage with parking in front.

Unfurnished
Deposit £1,500
Council tax band C Dover District Council
All viewings are strictly by appointment only.

Please refer to the fee's tab on our website (www.sallyhatcher.co.uk) for all information on fee's and deposit options

This Grade II listed, cottage which is located on the fringe of the popular village of Wingham. One of the first properties in the High Street as you enter the village this property is a brick built under a slate tiled roof and has been thoughtfully extended over the years to provide an exceptionally comfortable property. The primary access to the house is now via the side and rear which opens into a fitted kitchen, inner hallway, two reception rooms, one containing a beautiful inglenook fireplace and exposed painted beams. The floors in the reception rooms are laid to large flagstones which adds to the character and charm of the cottage. There is a further extended dining room which is a lovely light and airy space and benefits from a vaulted ceiling and two skylight windows. The bathroom is downstairs and fitted with a large shower, vanity wash handbasin and low-level WC. Moving upstairs are two bedrooms which would have been built into the original roof of the property so both high vaulted ceilings and much character. Moving outside there is a beautiful and sizable courtyard garden, which is fully enclosed and landscaped. To the rear is a useful garage with parking in front. How would I sum up this property? It oozes charm and character and is presented to an exceptional standard throughout. This would make an ideal first time buyer or possibly investment property. For further any enquiries please call our offices.

Double glazed wooden stable door to;

Entrance Porch

Boiler, plumbing for washing machine and space for tumble dryer, opening to;

Kitchen

9'11" x 10'1" (3.03 x 3.09)

Rear aspect single glazed casement window, the kitchen is fitted with a range of shaker style eye level and base units under composite worktops, inset Belfast sink with mono block mixer tap, space for a tall fridge freezer, space for a range cooker (negotiable) with extractor fan over, high vaulted ceiling with inset spotlights, tall chrome ladder radiator and ceramic tiled floor, opening to;

Inner Hallway

Stairs to first floor landing, door to bathroom and doorways opening to reception rooms and dining room.





Sitting Room

17'7" x 7'1" (5.36 x 2.18)

Front aspect secondary glazed casement window, large flagstone flooring, inglenook fireplace with heavy bressumer beam over, radiator, painted beams to ceiling, door to porch with a further door to the front, opening to;

Reception Room Two

11'4" x 10'8" (3.46 x 3.26)

Front aspect secondary glazed casement window, inset fireplace containing a log burner, large flagstone floor, painted beams to the ceiling, wall lights, opening to the inner hallway.

Dining Room

14'8" x 6'8" (4.48 x 2.05)

Rear aspect wooden double glazed windows and further double glazed French doors to the garden, large flagstone flooring, wall mounted traditional style radiator, vaulted ceiling containing two skylight windows, inset ceiling spotlights and exposed beams.



Bathroom

5'3" x 4'1" plus window recess (1.62 x 1.27 plus window recess)

Side aspect casement window, bathroom suite comprising of a built in shower cubicle with sliding door, valve and overhead drench shower, wash hand basin, low-level WC with twin flush, chrome ladder radiator, ceramic tile floor.

First Floor Landing

Heavy exposed beams, doors opening to;

Bedroom One

12'5" x 8'1" plus recess (3.79 x 2.48 plus recess)

Front aspect secondary glazed casement window, high vaulted ceiling and inset spotlights, radiator, wooden flooring.

Bedroom Two

13'1" x 5'11" (4.00 x 1.81)

Front aspect secondary glazed casement window, vaulted ceiling with exposed and painted beams, inset spotlights, wooden floor, radiator.



Rear Garden

47'11" x 20'11" runs to a point (14.63 x 6.40 runs to a point)

The rear garden has been landscaped and offers a superb place to sit. The garden is laid to low maintenance paving with raised flower beds and borders containing an array of perennials, plants, herbs and small shrubs and retained with railway sleepers. To the rear of the garden is a shingled area, the garden is fully closed with panel fencing.

Side Garden

To the side is a small courtyard useful for bin storage and a small garden shed.

Garage

18'11" x 11'3" narrowing to 9'8" (5.78 x 3.43 narrowing to 2.95)

Up and over door.



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

