



Charles Bainbridge



11e The Square, High Street,
Wingham, Canterbury, Kent, CT3 1TQ

Offers in Excess
of £285,000







A delightful period cottage in a most attractive quadrant style setting within the conservation area of the Village of Wingham, offering attractively presented accommodation with a wealth of charm and character. On the ground floor there are impressive open-plan reception rooms, the sitting room to the front with two large sash windows and a fireplace with wood burning stove. The dining room is to the rear with a further wood-burning stove and access to the kitchen. From the dining room is also a useful understairs recess. The cottage-style kitchen includes a range of draw and floor units incorporating an integral oven and hob. There are dual-aspect sash windows to the rear and side and a door to the rear. On the first floor is a pretty landing plus two double bedrooms both with attractive period fireplaces. The bathroom is attractively fitted and the property benefits from gas fired central heating.

To the front, The Square is approached from the road onto a shared courtyard-style parking area with an informal agreement amongst residents understood to provide one parking space directly in front of the property. To the rear of the house is a small concrete area opposite which is the useful storage shed ideal for garden furniture, equipment, bikes etc. The property benefits from a pedestrian right of way to the rear of the adjacent cottage leading to the front.

There is a substantial garden area, a short walk from the rear of the house via a shared path. The garden measures approximately 47ft (14.31m) by 16ft (4.87m) with lawn and flower bed borders. To one end is a paved seating area and to the far end is a further decked area with a mature bay tree and conifer. The garden is enclosed by wood panel fencing with access via a pedestrian timber gate.

The property is situated in the heart of the popular village of Wingham which has a comprehensive selection of local facilities and a highly regarded primary school. There are two pubs in the Village and the surrounding countryside provides lovely walking and cycling. Easy access can be gained to the Cathedral City of Canterbury, the A2 to Dover and M2 to London.

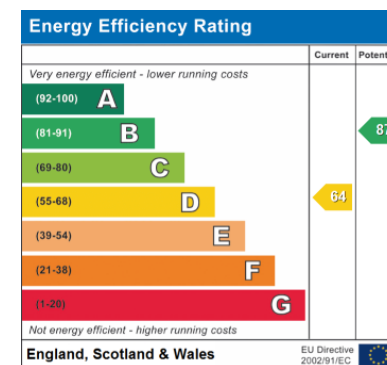
Services: All mains services are understood to be connected to the property.

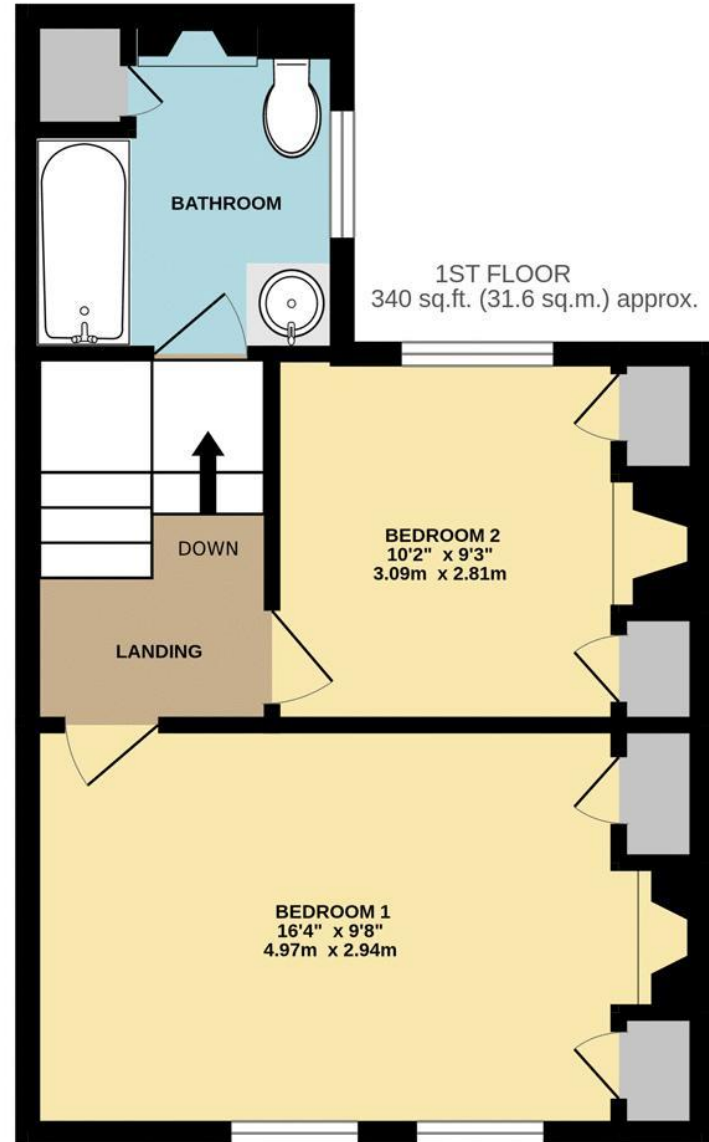
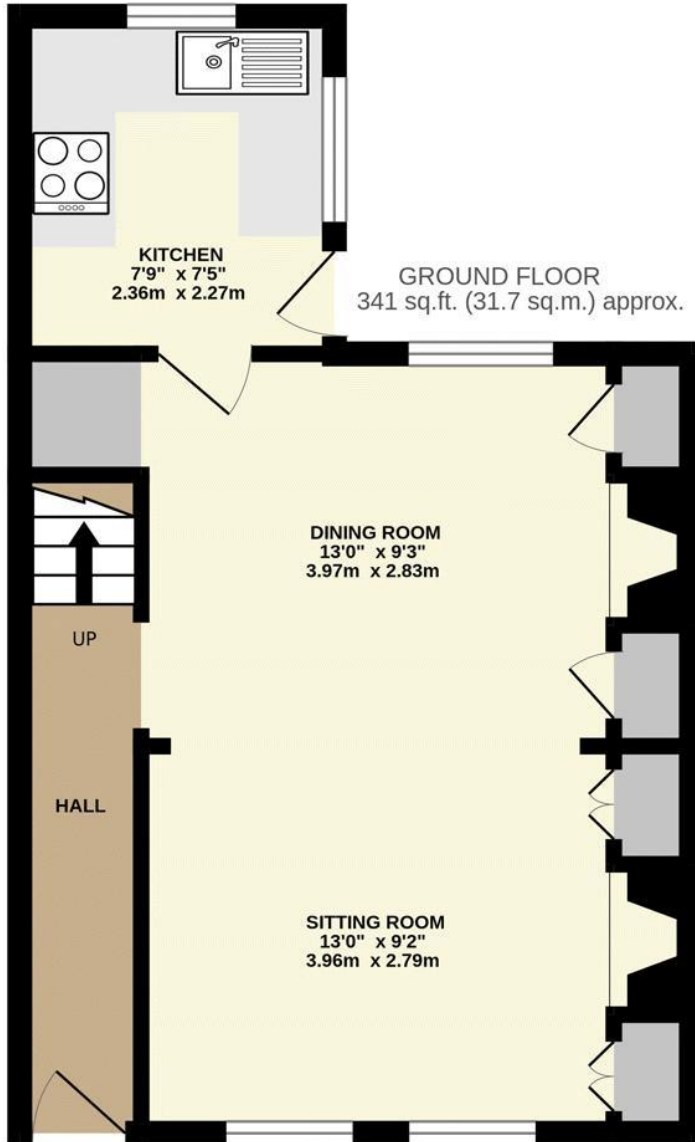
Tenure: Freehold

Council Tax Band: C

Local Authority: Dover District Council, White Cliffs Business Park,
Dover, Kent, CT16 3PJ.

We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com





TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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