



Charles Bainbridge



Kiln House, Crockshard Hill,
Wingham, Canterbury, Kent, CT3 1NY

Guide Price £775,000





A square oast, being one of a pair, Kiln House is delightfully presented with apparent beams, and provides extensive and versatile family accommodation; arranged over three floors. To the front is a modern fitted kitchen featuring Corian work surfaces opening into the adjoining dining room which has French doors overlooking and leading to the rear garden. To the rear is a large lounge with high ceilings, attractive wood burner set into an exposed brick breast and sliding large patio doors overlooking and opening onto the rear garden. Off the attractive entrance hall there is a useful utility room, w.c. and inner hall with a staircase rising to the first floor. On the first floor is a spacious first floor landing that can provide a study area if required. There is an impressive master bedroom suite with walk-in wardrobe and attractively fitted shower room. There are three further bedrooms plus the family bathroom. On the second floor is an attractive L-shaped galleried landing with skylight window above and providing access to a double bedroom plus the spectacular 10 metre (30') high oast room which could be used as a games room, studio, gym or further bedroom(s) as required. The property benefits from double glazed windows throughout and oil-fired central heating.

The driveway has ample screened parking and turning. The garage provides useful storage; ideal for motorbikes, bicycles and garden equipment. To the side, a timber gate gives access to the rear attractive enclosed L-shaped garden with several paved seating areas and neat lawn secured by mature hedging and fencing. There is a vegetable garden.

The property enjoys a delightful rural position, yet with easy access to local amenities and villages. Wingham has a comprehensive selection of local shops and facilities, including a primary school (CP), village store, post office, two public houses, doctor's surgery and dentist. The village boasts active sports clubs including football, cricket and tennis. The nearby (300 metres) renowned Gibson's farm shop provides a butcher and a good range of fresh produce plus a licenced cafe. The surrounding outlying countryside also offers lovely walking, riding and cycling. The property is within easy reach (three minutes) of the mainline railway station of Adisham with regular services to London Victoria. The cathedral city of Canterbury is accessible to the west and provides a comprehensive range of leisure and shopping facilities, an impressive selection of schools, colleges and high-speed rail services to London St Pancras. Wingham benefits from regular bus services to Canterbury and Sandwich, giving easy access to local schools, including Sir Roger Manwood's Grammar School in Sandwich and the Simon Langton Grammar Schools in Canterbury.

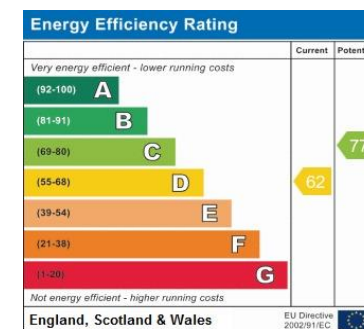
Services: Mains electric, water and drainage are understood to be connected to the property. Oil fired central heating.

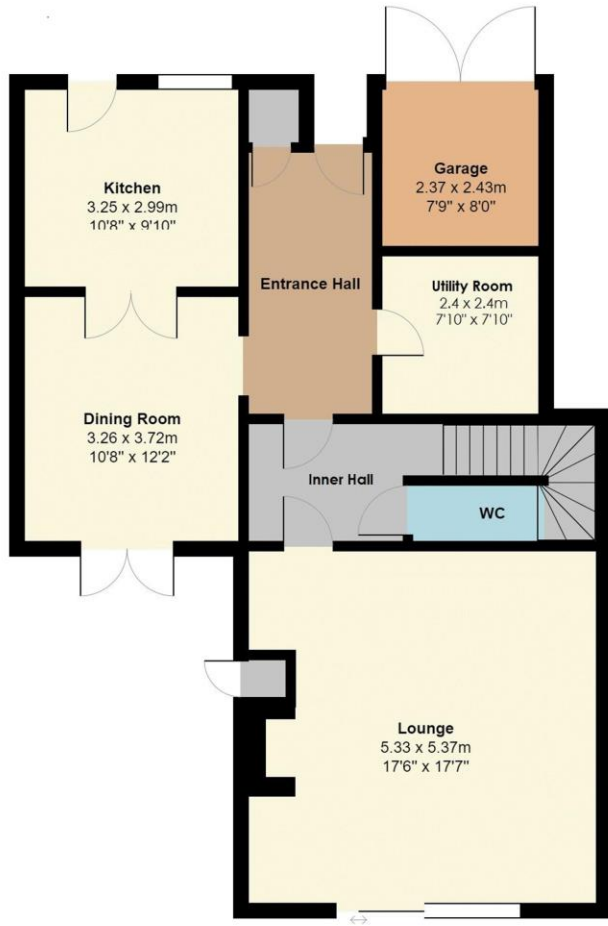
Tenure: Freehold

Council Tax Band: E

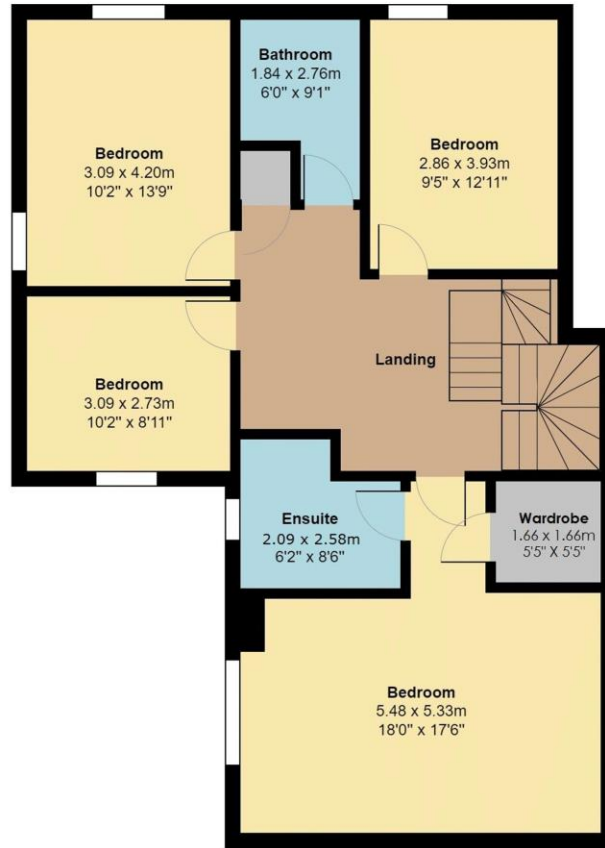
Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

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

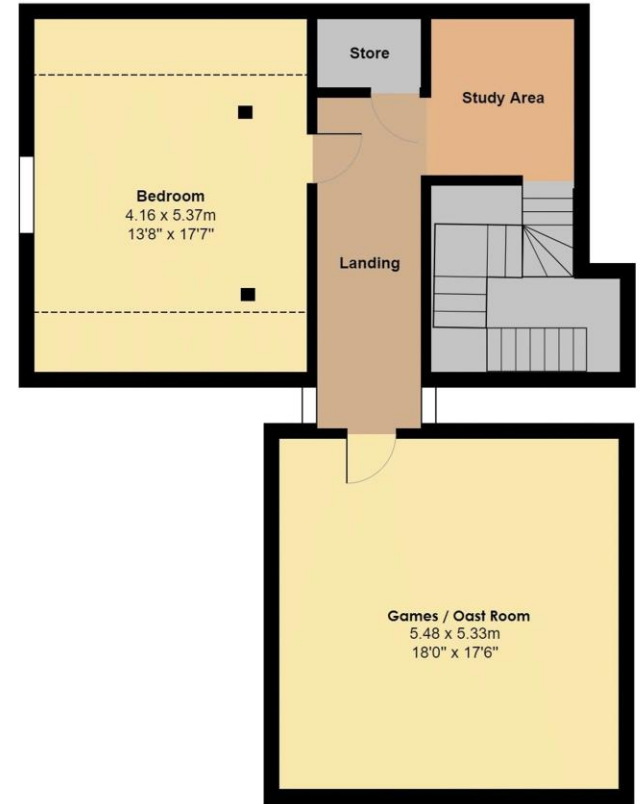




Ground Floor



First Floor



Second Floor

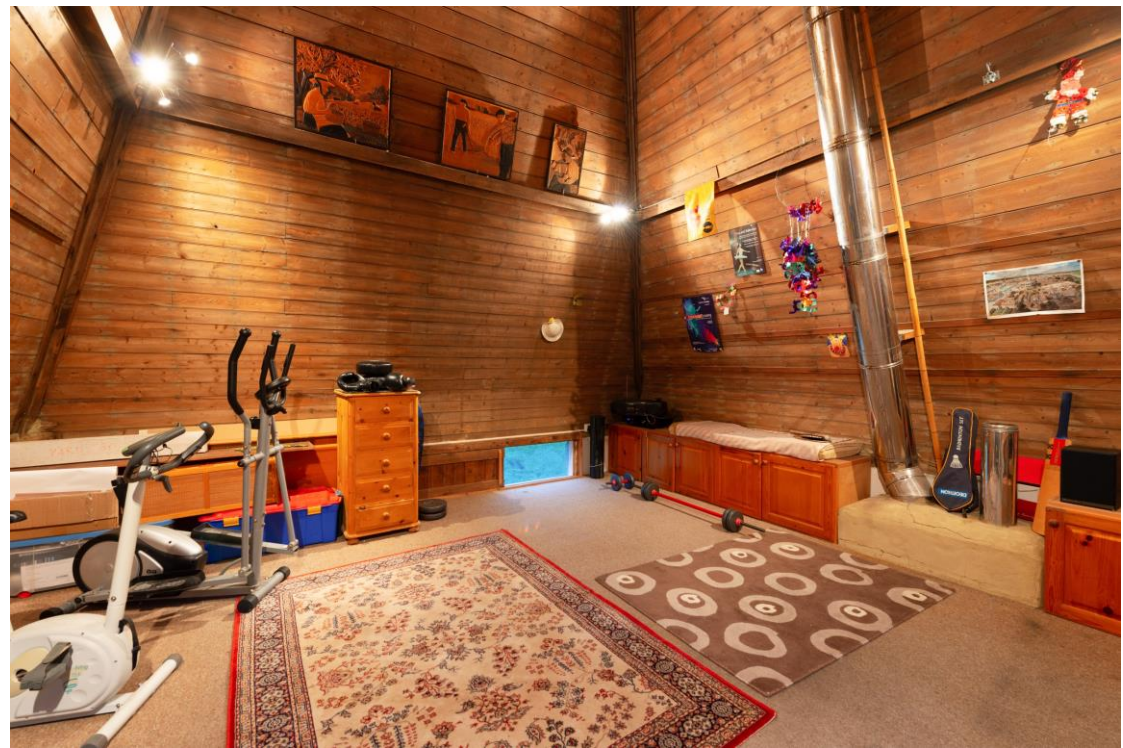
Total Area: 247.1 m² ... 2660 ft²

All measurements are approximate and for display purposes only















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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