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The Old Fairground, High Street, Wingham, Canterbury, CT3 1BU

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The Old Fairground

High Street, Wingham, Canterbury, CT3 1BU

Guide Price £900,000

Freehold

Situated on a private road adjoining to High Street, Wingham, this bespoke new build offers modern open plan living and four/ five bedrooms, making it the ideal family home in a quaint village setting.

The ground floor begins with a welcoming entrance hall boasting engineered oak flooring that flows through this level of the property. The central hallway grants access to a reception/ study that could also be utilised as a fifth bedroom as well as a cloak cupboard and lavatory. The family living room features double doors leading into the open plan kitchen/ dining room where you will find a hi-spec kitchen equipped with marble quartz-stone worktops, integrated appliances, bi-folding external doors and a separate utility room.

The first floor central landing adjoins two principal bedrooms offering en-suite shower rooms as well as a further two double bedrooms and four-piece family bathroom.

Externally, this impressive property features a large laid-to-lawn garden and patio seating area to the rear, as well as a private driveway with bike/ bin store, disabled ramp access, and EV charging point.

Nestled between Canterbury & Sandwich in East-Kent, the quaint village of Wingham offers its residence a wide range of amenities, such as local pubs, post office, cafes, and the Wingham doctors' surgery. The village is also well renowned for its local wildlife park which attracts visitors from all over Kent. Wingham is not short of public transport links with local buses running through the village along with the neighboring hamlet of Adisham, which contains its very own railway station.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hallway
Reception Room/ Study
WC
Living Room
Kitchen/ Dining Room
Utility Room

First Floor

Landing
Bedroom 1
En-Suite Shower Room
Bedroom 2
En-Suite Shower Room
Bedroom 3
Family Bathroom
Bedroom 4

External

Private Driveway
Bin/ Bike Store
EV Charging Point
Rear Garden

Services: (Mains) Water, Electricity, Gas & Drainage.

Council Tax: Band TBC (Dover District Council)

Energy rating: Current TBC. Potential TBC.

Warranty: This property will be sold with a 10-year new build warranty.

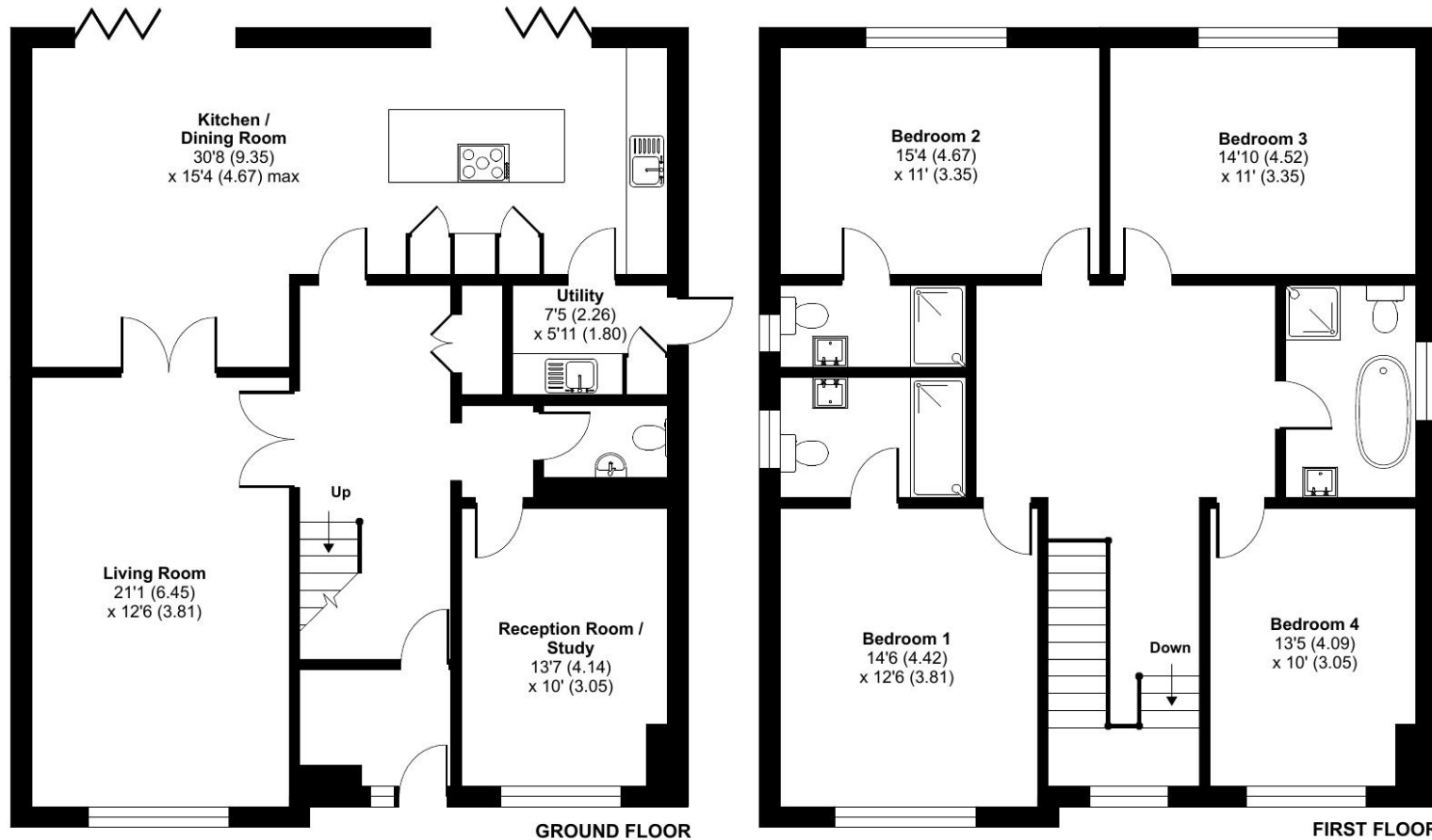
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Approximate Area = 2234 sq ft / 207.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1037016

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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