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

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Canterbury, Kent, CT3 1AW

Guide Price £300,000

Freehold

Nestled in the charming village of Wingham, Canterbury, this superb cottage embodies a seamless blend of modern contemporary designed and rustic country living. Currently used as a lucrative holiday retreat, this property, free from any chain restrictions, presents an exceptional opportunity not overlooked.

Starting on the ground floor, you will discover a welcoming and charming living space along with a striking, contemporary kitchen equipped with its own dining nook. These areas boast wood burning stoves and ample natural light.

Upstairs, there are two generously proportioned bedrooms, both including built-in storage. Completing this level, is a stylishly appointed three-piece bathroom.

Outside the property boasts a sunlit garden with a patio seating area and well-maintained lawns. Additionally, there's an alternative entrance provided through a gated side access.

Situated between Canterbury and Sandwich, the charming village of Wingham presents its residents with an array of amenities including cozy pubs, a post office, quaint cafes and the Wingham doctors' surgery. The village is notable for its local wildlife park drawing visitors from across Kent. Wingham boasts convenient public transport connections, with local buses traversing the village and the neighbouring hamlet of Adisham which is also home to its own railway station.



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

Ground Floor

Living Room
Kitchen

First Floor

Bedroom 1
Bedroom 2
Bathroom

External

Rear Garden
Gated Side Access

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

Council Tax: Band C (District Council)

Energy rating: Current 66 | C. Potential 89 | B.

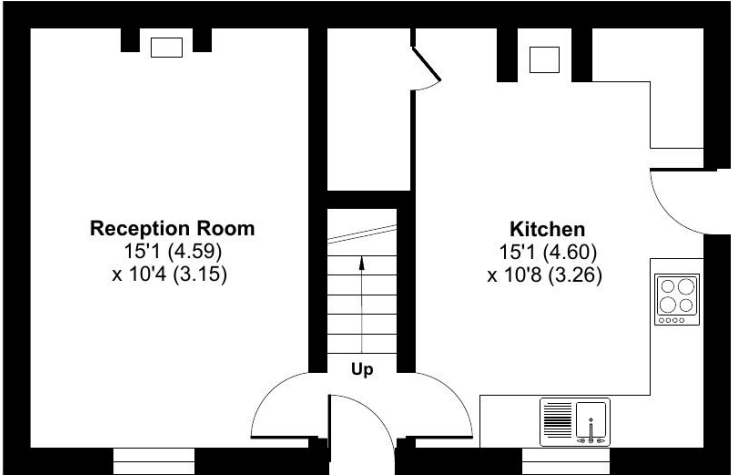
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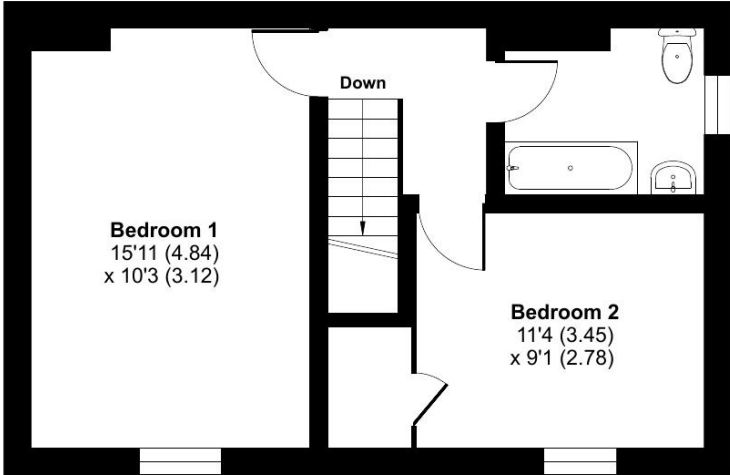


Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1108580

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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