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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 1BY

Guide Price £850,000

Freehold

Nestled on a private lane adjacent to High Street, Wingham, this bespoke built, new home presents contemporary open plan living and four/ five bedrooms, making it an ideal choice for a family seeking a residence in a charming village setting.

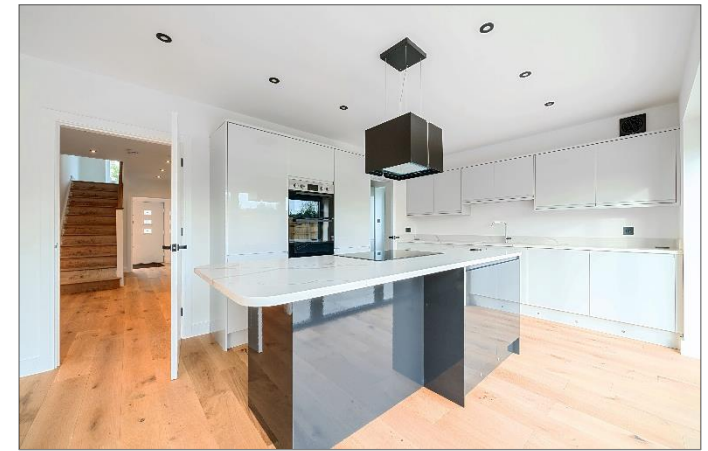
Upon entering the ground floor, you are welcomed by an inviting entrance hall adorned with engineered oak flooring, extending throughout this level of the property. The central hallway provides access to a versatile reception/ study, which could serve as a fifth bedroom if desired, along with a cloak cupboard and lavatory. The family living room boasts double doors that lead into the expansive open plan kitchen/ dining area, featuring a high spec kitchen equipped with marble quartz-stone worktops, integrated appliances, bi-folding external doors and a separate utility room.

Ascending to the first floor, the central landing connects two principal bedrooms with en suite shower rooms, as well as two additional double bedrooms and a four piece family bathroom.

Externally this impressive property offers a sizable laid to lawn garden and a patio seating area, alongside a private driveway featuring a bike/bin storage area, disabled ramp access and EV charging point.

The property will be sold with a CCTV system and Alarm Ring door bells as well as benefitting from TV and internet cabling to all bedrooms and underfloor heating on the ground floor.

Located amidst the picturesque landscape between Canterbury and Sandwich in East Kent, the delightful village of Wingham provides residents with a diverse array of amenities including local pubs, a post office, cafes, and the Wingham doctors' surgery. The village is also renowned for its local wildlife park, attracting visitors from across Kent. Wingham boasts convenient public transport links with local buses traversing the village and neighbouring hamlet of Adisham, which boasts its own railway station.



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

Ground Floor

Porch
Reception Room
Kitchen/ Dining Room
Utility
WC
Office

First Floor

Bedroom 1
En-Suite
Bedroom 2
Ensuite
Bedroom 3
Bedroom 4
Family Bathroom

External

Private Driveway
Bin/ Bike Storage
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.

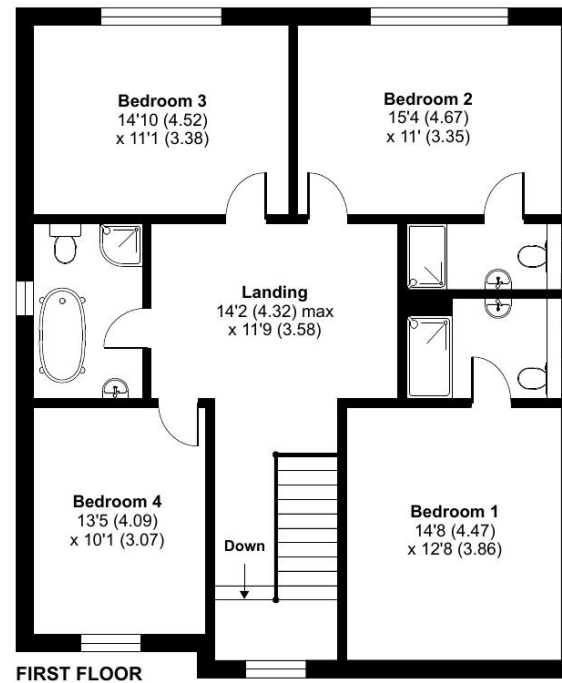
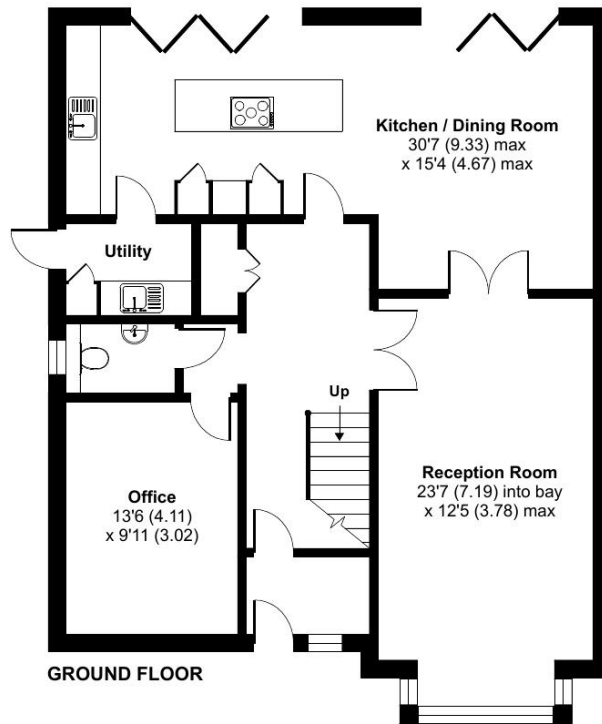
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Approximate Area = 2235 sq ft / 207.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Finns. REF: 1112039

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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