



Dambridge Farm Road

Wingham, Canterbury, CT3 1NQ

Guide Price £270,000

Freehold

Nestled on the fringes of Wingham, this idyllic chain-free cottage exudes period charm and offers a unique blend of character and modern comfort. Thoughtfully converted with meticulous attention to detail, the property boasts charming features such as vaulted ceilings and traditional wooden latched doors.

The accommodation comprises a spacious open-plan sitting room with a modern fitted kitchen, two well-proportioned double bedrooms, and a contemporary shower room. Additional benefits include gas-fired central heating, an easily maintained rear garden, and allocated off-road parking for two cars.

Enjoying a peaceful rural setting with picturesque countryside views, the cottage remains conveniently close to the charming village of Wingham, offering a range of excellent local amenities. This delightful home is a rare find and not to be missed.

Wingham, a charming village nestled in the Kent countryside, offers a perfect blend of rural tranquility and modern convenience. Located just a short drive from the historic city of Canterbury and the picturesque town of Sandwich, Wingham provides excellent connectivity while retaining its village charm. Transport links are well-established, with easy access to the A257 for direct routes to Canterbury, Sandwich, and beyond, as well as nearby rail connections for commuters. Families are well catered for with Wingham Primary School, a well-regarded institution, and a selection of excellent secondary schools in nearby Canterbury. The village boasts a range of amenities, including traditional pubs, local shops, and a strong community spirit, making it a desirable location for those seeking a balance between countryside living and urban accessibility. With its rich history, stunning surroundings, and convenient location, Wingham is an ideal place to call home.



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

Ground Floor

Living/ Kitchen Area	5.87 x 4.39
Shower Room	
Bedroom 2	4.45 x 3.00

First Floor

Bedroom 1	5.38 x 3.76
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External

Garden
Allocated Parking (x2)



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

Council Tax: Band B (Dover District Council)

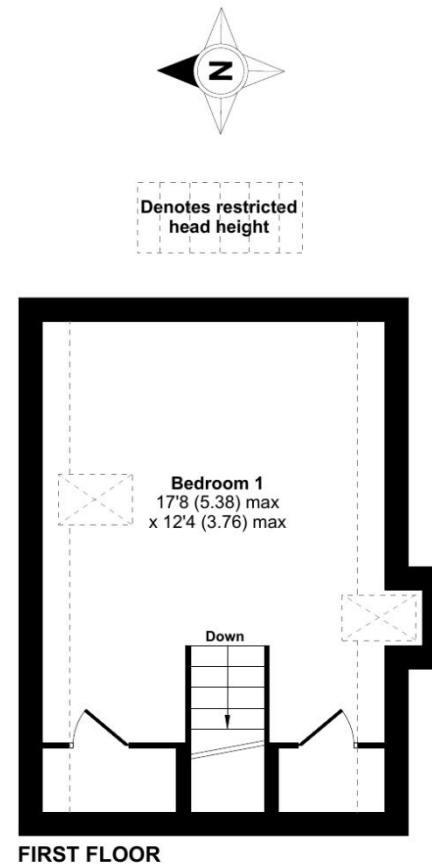
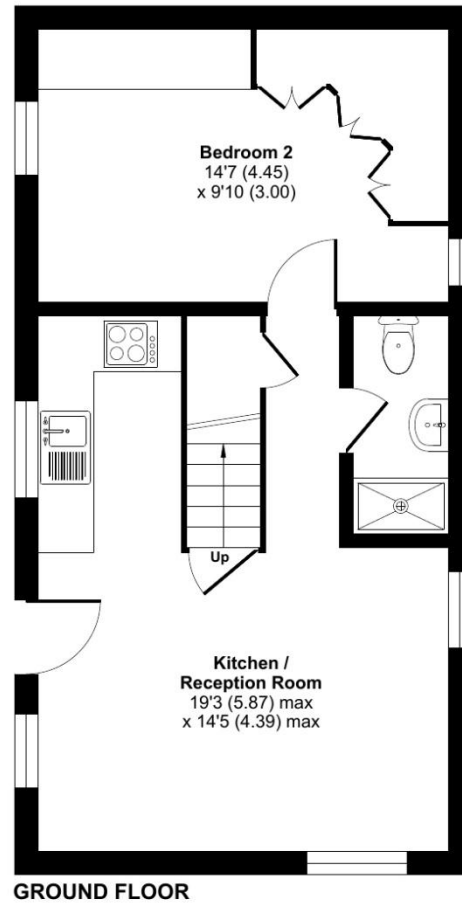
Energy Rating: Current 72 | C. Potential 87 | B.

Viewing by appointment only: Finn's Sandwich
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Approximate Area = 619 sq ft / 57.5 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Total = 657 sq ft / 61 sq m
 For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Finns. REF: 1000630

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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