



Safegate House
Mill Road | Wingham | Canterbury | Kent | CT3 1NJ

FINE & COUNTRY

Step inside

Safegate House

With its sleek modern exterior and smart resin driveway, this newly constructed detached residence has impressive kerb appeal from the moment you first set eyes on it. Once through the attractive contemporary grey front door you can really appreciate the effort that has gone into creating the high end interior to complement the exterior. All the doors are walnut as is the attractive engineered woodblock herringbone flooring in the entrance hall. There will never be a queue for the bathroom since three of the four double bedrooms have en-suite facilities. There is under floor heating throughout the ground floor with 'Hive' temperature controller system.

The large, open plan kitchen/living/dining room has patio doors to the rear terrace so on a warm day when they are open you can feel you are bringing the outdoors inside. The beautifully designed "Clenkenwell" kitchen has granite worktops/breakfast bar and round the wall there are plenty of attractive white gloss units housing Neff appliances. These include an induction hob and contemporary extractor hood, a built-in oven, an integrated dishwasher and fridge/freezer. There is also a chrome boiling water tap. The same units and work top continue in the handy utility room which houses integrated AEG washer/dryer and AEG wine cooler.

The large and impressive main living area is open to the kitchen, ideal if you are entertaining as you can talk to your guests whilst working wonders in the kitchen. There is more than enough space for a big table and chairs for formal occasions and a cosy seating area where the whole family can unwind at the end of a long day.

The ground floor also consists of two double bedrooms, both with en-suite shower rooms and a very handy study. Ideal for those who want to work from home.

The attractive contemporary staircase leads you to the first floor. Off the landing is a superb family bathroom with a stand alone oval bath, a separate shower and a vanity unit. There are a further two double bedrooms including the main with an en-suite double shower and walk in wardrobe. The first floor also has a very useful and easily accessible storage rooms.

Outside the resin driveway provides off street parking for 3-4 cars and an electric car charging point. The rear garden has a lovely lawn for children to play whilst the new patio provides a pleasant space to sit and enjoy the good weather.

This fabulous new home also comes with a 10 year new build warranty.





Seller Insight

“ As soon as we came to the area we loved how quiet and tranquil it is, we knew it was a great location to build a new house. Very rarely do cars come up the road, unless they are visitors or the postman however it is still easy to get to the city centre. There are also good schools in the area with a well-regarded local primary school in the village and accessible secondary and grammar schools in Canterbury or Sandwich.

Wingham stretches out along a tree-lined high street dominated by the tall green spire of the historic St Mary's Church with its 13th century arches. The village includes thatched cottages, medieval hall houses and handsome Georgian buildings with around sixty houses built before 1760 and many dating back to the 1400s that all combine to give the village a unique, traditional beauty. However it is no sleepy backwater as it has two pubs including the Dog Inn, winner of the 2019 Great British Pub award, the Wingham Central Stores, the Wingham Country Market, interior design shops and a guitar shop as well as a surgery and dentist. Nearby is the excellent Gibsons farm shop and a garden centre. There are also a multitude of societies and sports clubs, while the recreation ground has recently been upgraded. For a day out with the family the Wingham Wildlife Park is only half a mile outside the village.

There are excellent grammar schools in nearby Sandwich and Canterbury and top private schools in Canterbury. Here you will also find three universities and a further education college as well as high street stores, individual shops, restaurants, historical buildings and two mainline stations including Canterbury West with the high speed train that can whisk you to London in under an hour. Frequent bus services go between Sandwich, Deal and Canterbury while the A2 is not far if you want to drive to London or to Dover and Folkestone for the Continent while the Cinque Port town of Sandwich with its medieval buildings, shops and championship golf courses is also within easy driving distance.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Adisham Station	3.0 miles
Sandwich	6.6 miles
Canterbury	7.8 miles
Channel Tunnel	17.3 miles
Dover Docks	16.3 miles
Gatwick Airport	74.1 miles
Charing Cross	69.4 miles
By Train from Adisham	
Canterbury West	30 mins
Dover Priory	19 mins
St Pancras	1hr 44mins
Charing Cross	2hr 10 mins
Victoria	1h 38mins
By Train from Canterbury West	
High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

Healthcare

Wingham Surgery
 Aylesham Medical Practice
 Kent and Canterbury Hospital
 Chaucer Hospital
 Wingham Dental Practice

Education

Primary Schools:
 Adisham Primary
 Wingham Primary
 Kings Junior
 Kent College Junior
 St Edmunds Junior
 Northbourne Park Prep School

Secondary Schools:

Simon Langton Girls Grammar
 Simon Langton Boys Grammar
 St Roger Manwood's Grammar
 Barton Court Grammar
 King's School, Canterbury
 Kent College
 St Edmunds

01227 831900
 01304 840415
 01227 766877
 01227 825100
 01227 720294

01304 849172
 01227 720277
 01227 714000
 01227 762436
 01227 475600
 01304 611215

01227 463711
 01227 463567
 01304 610200
 01227 464600
 01227 595501
 01227 763231
 01227 475000

Entertainment

The Dog Wingham
 The Duke William Ickham
 The Anchor Wingham
 Marlowe Theatre, Canterbury
 Abode Hotel

01227 720339
 01227 721308
 01227 720392
 01227 787787
 01227 766266

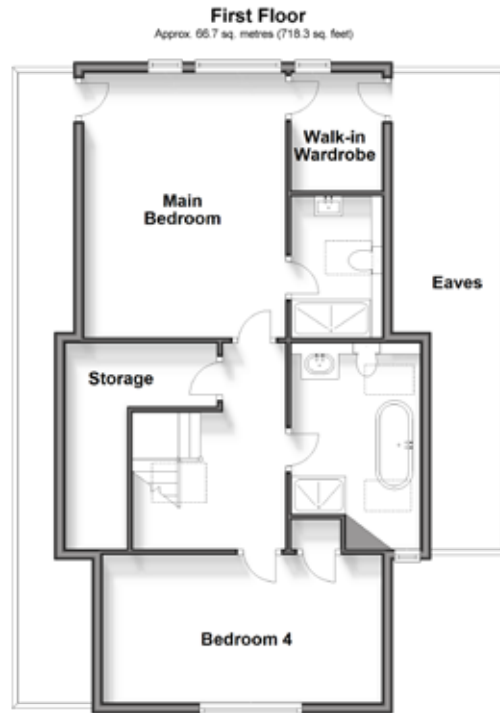
Local Attractions / Landmarks

Wingham Wild Life Park
 Howletts Animal Park
 The Canterbury Tales
 The Beaney House
 Canterbury Cathedral
 Canterbury Heritage Museum

Leisure Clubs & Facilities

Polo Farm Sports Club
 Canterbury Golf Club
 Princes Sandwich
 Royal St Georges Sandwich
 Kingsmead Leisure Centre
 Wingham Lawn Tennis Club
 Wingham Short Mat Bowls Club

01227 769159
 01227 453532
 01304 611118
 01304 613090
 01227 769818
 07956 354990



GROUND FLOOR

- Entrance Hall
- Cloakroom
- Bedroom 3 12'0 x 8'10 (3.66m x 2.69m)
- En Suite Shower Room
- Bedroom 2 12'5 x 11'11 (3.79m x 3.63m)
- En Suite Shower Room
- Study 12'0 x 7'10 (3.66m x 2.39m)
- Kitchen/Living/Dining Room 29'6 maximum x 21'2 maximum (9.00m x 6.46m)
- Utility Room

FIRST FLOOR

- Landing
- Bedroom 4 16'10 x 8'10 (5.13m x 2.69m)
- Family Bath/Shower Room
- Main Bedroom 17'6 x 12'3 (5.34m x 3.74m)
- Walk In Wardrobe
- En Suite Shower Room
- Storage

OUTSIDE

- Rear Garden
- Driveway

Council Tax Band: TBC
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 27.09.2024



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