



Torrepont
Preston Hill | Wingham | Canterbury | Kent | CT3 1BY

FINE & COUNTRY

Step inside

Torrepoint

This superb detached Edwardian residence in Wingham, sits in a generous plot and has something for everyone. If you enjoy nature and the countryside there are stunning views across the surrounding farmland, a delightful garden and an allotment area. If you want to work from home there is a separate office and if leisure and pleasure are top of your list you will find a cinema and a swim spa. The house itself includes spacious and flexible accommodation and everything needed for modern day living. It has great external charm with its chimneys, bay and sash windows and pitched roof porches, while internally period features such as high ceilings, dado rails, panelled doors, the original staircase and fireplaces really enhance the character.

This lovely family home is set well back from the road with a good -sized front garden bordering a long drive, with electric gates that lead to the large garage and a parking area. There is a path to the front porch and the charming stained glass panelled front door that opens into the welcoming hall with its black and white flooring, understairs cupboards and bookshelves, a cloakroom and an archway leading to the panelled stained glass back door as well as access to the main reception rooms. These include the charming dual aspect sitting room with a bay window and an attractive wood surround fireplace with a log burner, providing a warming ambience on a cool winter's evening.

Guests will enjoy sitting down to a meal in the elegant dining room that includes a cast iron fireplace with inset tiles and an impressive sculptured surround and mantle, while the cosy family room with its coal effect fire is just the place to gather to watch TV. It also has a half-glazed door to the superb orangery with underfloor heating that creates an additional seating area with multi-pane windows on three sides providing far-reaching views across Wingham village and beyond.

The light and bright dual aspect kitchen/breakfast area includes shaker style units with granite worktops housing a Neff gas hob, a built in double oven and microwave as well as an integrated dishwasher and a floor to ceiling corner fridge. There is a charming banquette style seating area and French doors to the rear terrace, an adjacent utility area with a freezer, integrated washing machine and tumble dryer and door to the back porch and into the garden. The basement has a separate workshop, a gym and an archway to the excellent cinema.

The first floor galleried landing leads to the modern family bathroom with a bath, separate shower and a vanity basin and four bedrooms with delightful views over the gardens and beyond. One of the doubles is dual aspect and includes fitted cupboards and an en suite shower room, the fourth bedroom is currently in use as an office and the dual aspect first bedroom includes plenty of fitted cupboards and an en suite bathroom with a shower, vanity basin and a contemporary bath under the window so you can soak in the bath and enjoy the view.

The large garage has a mezzanine floor accessed by an external door and staircase. The steps lead up to the self-contained office with lovely but distracting views and fast broadband. It is ideal for anyone working from home as they are not disturbed by any activities in the house and it is easily accessible for business visitors who do not need to venture into the home.

The gardens are divided into various areas including the large front garden with a spacious lawn surrounded by shrub and flower beds and high hedging, while at the end of the rear garden there is the hexagonal summerhouse beside the splendid heated swim spa and a charming wildlife pond. There is also a raised decked terrace overlooking the pond which is ideal for sitting and enjoying the adjacent countryside views. While the rear porch leads to a large terraced area with a water feature for al fresco dining surrounded by shrubs and flower borders. A pathway leads to a greenhouse and a lawn with an impressive tree in the centre, large enough for kids to kick a ball around and play with the dogs.













Seller Insight

“ We bought Torrepoint as a family home 10 years ago because we wanted somewhere that was in the catchment area for several local grammar schools. We were also looking for a charming village where we could walk to the pubs and local shops and one that had a reliable bus service and a parish council keen to retain the village feel. As soon as we saw this house it was the wonderful views from every direction that we instantly fell in love with and we have always enjoyed the sun setting over the valley and fields behind us as we cook supper. Also, because all the rooms are a good size, there was no argument over who had the largest room while the garden is great for a game of cricket.

Building the double garage with the office above it has been a real boon as we work from home and the swim spa means we can enjoy our exercise even in winter. While the addition of the orangery means we can revel in the far-reaching views even when the weather is inclement, creating the lower ground floor means we can also relax in the cinema. However, as much as we love it the time has come to downsize as the family are flying the nest.”

As well as excellent grammar schools in the vicinity there is a well-regarded local primary school in the village and another primary school in Adisham rated Outstanding by Ofsted. 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, bakery, and newsagent, as well as a surgery, dentist and beauty salon. Nearby is the excellent Gibsons farm shop and café serving upmarket and local produce. 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 within roaring distance of the house.

There are excellent grammar schools in Canterbury, Sandwich and Thanet with top private schools in Canterbury where you will also find three universities and a further education college. This historic city includes high street stores, individual shops, restaurants, UNESCO heritage site 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

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|-------------------------------|-------------|
| By Road: | |
| Adisham Station | 3.4 miles |
| Sandwich | 6.6 miles |
| Canterbury | 6.9 miles |
| Channel Tunnel | 16.9 miles |
| Dover Docks | 16.6 miles |
| Gatwick Airport | 73.1 miles |
| Charing Cross | 70.3 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 |

Leisure Clubs & Facilities

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|------------------------------|--------------|
| Polo Farm Sports Club | 01227 769159 |
| Canterbury Golf Club | 01227 453532 |
| Princes Sandwich | 01304 611118 |
| Royal St Georges Sandwich | 01304 613090 |
| Kingsmead Leisure Centre | 01227 769818 |
| Wingham Lawn Tennis Club | 07956 354990 |
| Wingham Short Mat Bowls Club | |

Healthcare

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|------------------------------|--------------|
| Wingham Surgery | 01227 831900 |
| Aylesham Medical Practice | 01304 840415 |
| Kent and Canterbury Hospital | 01227 766877 |
| Chaucer Hospital | 01227 825100 |
| Wingham Dental Practice | 01227 720294 |

Entertainment

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| The Dog Wingham | 01227 720339 |
| The Duke William Ickham | 01227 721308 |
| The Anchor Wingham | 01227 720392 |
| Marlowe Theatre, Canterbury | 01227 787787 |
| Abode Hotel | 01227 766266 |

Local Attractions / Landmarks

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| Wingham Wildlife Park | |
| Howletts Animal Park | |
| The Canterbury Tales | |
| The Beaney House | |

Education

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| Primary Schools: | |
| Adisham Primary | 01304 849172 |
| Wingham Primary | 01227 720277 |
| Kings Junior | 01227 714000 |
| Kent College Junior | 01227 762436 |
| St Edmunds Junior | 01227 475600 |
| Northbourne Park Prep School | 01304 611215 |
| | |
| Secondary Schools: | |
| Simon Langton Girls Grammar | 01227 463711 |
| Simon Langton Boys Grammar | 01227 463567 |
| Sir Roger Manwood Grammar | 01304 610200 |
| Barton Grammar | 01227 464600 |
| The King's School, Canterbury | 01227 595501 |
| Kent College | 01227 763231 |
| St Edmunds | 01227 475000 |

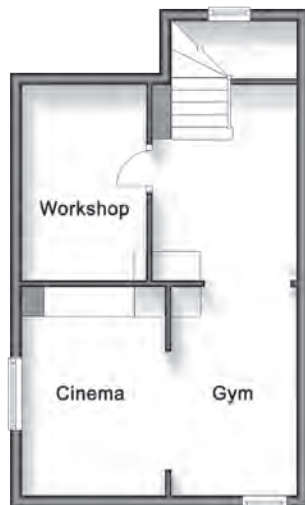
Ground Floor

Approx. 104.4 sq. metres (1123.6 sq. feet)



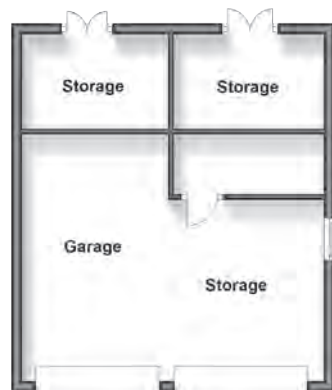
Basement

Approx. 34.4 sq. metres (370.0 sq. feet)



Outbuilding Ground Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Split Level First Floor

Approx. 92.6 sq. metres (996.2 sq. feet)



Outbuilding Mezzanine

Approx. 16.6 sq. metres (179.2 sq. feet)



GROUND FLOOR

| | |
|------------------------|------------------------------|
| Entrance Hall | |
| Dining Room | 14'1 x 11'0 (4.30m x 3.36m) |
| Sitting Room | 16'6 x 11'9 (5.03m x 3.58m) |
| Family Room | 16'6 x 11'10 (5.03m x 3.61m) |
| Orangery | 9'10 x 8'5 (3.00m x 2.57m) |
| Cloakroom | |
| Utility Area | 10'4 x 7'4 (3.15m x 2.24m) |
| Kitchen/Breakfast Room | 18'5 x 11'9 (5.62m x 3.58m) |

BASEMENT

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|----------|------------------------------|
| Cinema | 15'7 x 11'10 (4.75m x 3.61m) |
| Gym | 11'3 x 8'5 (3.43m x 2.57m) |
| Workshop | 10'11 x 6'9 (3.33m x 2.06m) |

FIRST FLOOR

| | |
|-------------------------|-------------------------------------|
| Landing | |
| Bedroom 3 | 16'6 x 10'5 maximum (5.03m x 3.18m) |
| Bedroom 4 | 11'1 x 10'4 maximum (3.38m x 3.15m) |
| Bath/Shower Room | |
| Family Bath/Shower Room | |
| Bedroom 1 | 18'5 x 11'9 (5.62m x 3.58m) |
| Bedroom 2 | 14'1 x 11'0 (4.30m x 3.36m) |

OUTBUILDING

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|---------------|-------------------------------------|
| Double Garage | 19'6 x 15'9 maximum (5.95m x 4.80m) |
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OUTBUILDING MEZZANINE

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| Office | 19'0 x 9'1 (5.80m x 2.77m) |
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OUTSIDE

Rear Garden
Front Garden
Driveway

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band: G
Tenure: Freehold

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