



2 The Old Fairground
High Street | Wingham | Canterbury | Kent | CT3 1BU

FINE & COUNTRY



Step inside

2 The Old Fairground

You could drive through the picturesque village of Wingham a hundred times and not realise there is a discreetly hidden private road that leads to a small but charming enclave of impressive houses surrounded by large gardens. The properties include this delightful oak framed residence nestling in the midst of 1.19 acres of grounds that backs onto farmland and includes development potential to build a separate detached property. This eco-friendly house incorporates cutting edge technology with a geothermal heat pump and solar panels and was built for the owner about 10 years ago by Target Timber Systems. It has an appealing brick façade, triple glazed windows and French doors as well as a delightful pitched roof porch and a composite front door.

The property is approached along the private road leading to automatic wrought iron gates that open onto a vast gravel forecourt where you can park numerous vehicles and an inner drive that continues through the grounds, flanked by two spacious and level lawns interspersed with an array of charming trees. There is a separate building that comprises two car ports and a garage, a garden shed and low inner wrought iron gates to the garden as well as access to the main entrance. A welcoming reception hall features wood effect tiled flooring and underfloor heating that flows throughout the ground floor, an impressive central staircase leading to a large galleried landing, a vast understairs cupboard, oak skirtings and beautiful oak doors with matching architraves to the living accommodation. This includes a good sized dual aspect study/fifth bedroom, ideally situated just inside the front door providing easy access for business visitors.

A delightful light and bright triple aspect sitting room has French doors to a spacious terrace, ornate cornicing and a stone fireplace with a log burner that creates a charming focal point. The cornicing continues in the dining room that has sliding door access to the attractive kitchen/breakfast room for ease of catering. The well-equipped, dual aspect kitchen/breakfast room also has French doors to the terrace and includes a Rangemaster cooker, white panelled floor and wall units with marble worktops housing integrated appliances such as a dishwasher, fridge freezer, pull out larder and a central island/breakfast bar as well as room for a table and chairs. There is a similarly fitted utility room with space for laundry appliances, a contemporary shower room and a side door to the forecourt.

The large galleried landing offers a delightful seating area with views over the garden, a large storage cupboard and access to a fabulous family bathroom with attractive tiling, a corner Jacuzzi bath, a separate shower and a contemporary vanity basin. There are three dual aspect double bedrooms with lovely views including one with access to the boarded attic and the dual aspect main bedroom with a walk in wardrobe and a superb ensuite with equally delightful tiling, a contemporary bath, separate shower and a vanity basin.

Although the grounds are substantial, they are easy to manage with just a few strategically placed flower beds, shrub borders and trees including a variety of fruit trees. The rest of the garden is mainly laid to lawn with a sheltered terrace, a charming raised fishpond, a pergola and a good sized summerhouse with a balcony. The very large further lawn area is bordered by farmland and tall mature trees and includes a workshop/summerhouse and it is in this area where there is the potential for development.









Seller Insight

“My husband and I had this property built to our own design some 10 years ago as we saw the plot and thought it would be absolutely ideal for a spacious residence. It has been a superb home; very warm and cosy and, with the solar panels, it is very energy efficient and with financial returns. However I want to move nearer to my children and let another family enjoy everything this place has to offer. We did look at the idea of getting planning permission for the building of properties on the further lawn and there was a positive attitude from the planners regarding the possibility of building a single dwelling but for health reasons we were unable to pursue it but it is definitely an opportunity for new owners to consider.

Wingham is a delightful village that 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, a surgery and dentist. Not far away is a garden centre and the excellent Gibsons food hall and farm shop. There are also a multitude of societies and sports clubs, while the recreation ground has been upgraded. For a day out with the family the Wingham Wildlife Park is only half a mile outside the village.

There is a well-regarded local primary school in Wingham and nearby Adisham primary is rated Outstanding by Ofsted. 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 and 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.

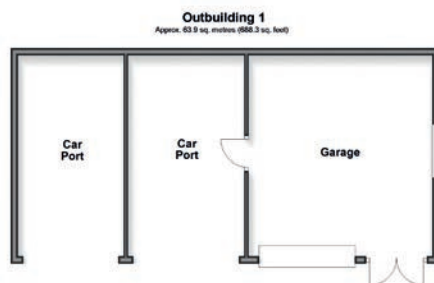








Travel		Leisure Clubs & Facilities		Secondary Schools:	
By Road		Polo Farm Sports Club	01227 769159	Simon Langton Girls Grammar	01227 463711
Adisham Station	3.0 miles	Canterbury Golf Club	01227 453532	Simon Langton Boys Grammar	01227 463567
Sandwich	6.6 miles	Princes Sandwich	01304 611118	St Roger Manwood Grammar	01304 610200
Canterbury	7.8 miles	Royal St Georges Sandwich	01304 613090	Barton Grammar	01227 464600
Channel Tunnel	17.3 miles	Kingsmead Leisure Centre	01227 769818	King's School, Canterbury	01227 595501
Dover Docks	16.3 miles	Wingham Lawn Tennis Club	07956 354990	Kent College	01227 763231
Gatwick Airport	74.1 miles	Wingham Short Mat Bowls Club		St Edmunds	01227 475000
Charing Cross	69.4 miles				
By Train from Adisham		Healthcare		Entertainment	
Canterbury West	30 mins	Wingham Surgery	01227 831900	The Dog Wingham	01227 720339
Dover Priory	19 mins	Aylesham Medical Practice	01304 840415	The Duke William Ickham	01227 721308
St Pancras	1hr 44mins	Kent and Canterbury Hospital	01227 766877	The Anchor Wingham	01227 720392
Charing Cross	2hr 10 mins	Chaucer Hospital	01227 825100	Marlowe Theatre, Canterbury	01227 787787
Victoria	1h 38mins	Wingham Dental Practice	01227 720294	Abode Hotel	01227 766266
By Train from Canterbury West		Education		Local Attractions / Landmarks	
High-Speed St. Pancras	54 mins	Primary Schools:		Wingham Wildlife Park	
Charing Cross	1hr 32mins	Adisham Primary	01304 849172	Howletts Animal Park	
Victoria	1hr 20mins	Wingham Primary	01227 720277	The Beaney House	
Ashford International	16 mins	Kings Junior	01227 714000	Canterbury Cathedral	
		Kent College Junior	01227 762436	Canterbury Heritage Museum	
		St Edmunds Junior	01227 475600		
		Northbourne Park Prep School	01304 611215		



GROUND FLOOR

Reception Hall	
Sitting Room	26'0 x 12'11 (7.93m x 3.94m)
Study / Bedroom 5	13'0 x 9'9 (3.97m x 2.97m)
Dining Room	15'6 x 13'1 (4.73m x 3.99m)
Kitchen / Breakfast Room	16'6 x 14'8 (5.03m x 4.47m)
Utility Room	
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 2	13'0 x 12'11 (3.97m x 3.94m)
Bedroom 3	13'0 x 12'10 (3.97m x 3.91m)
Main Bedroom	16'6 x 12'5 (5.03m x 3.79m)
Em-Suite Bath / Shower Room	
Walk In Wardrobe	
Bedroom 4	13'0 x 9'9 (3.97m x 2.97m)
Bath / Shower Room	

OUTSIDE

Rear Garden
Paddock / Land
Gated Driveway

OUTBUILDING 1

Car Port	18'9 x 9'7 (5.72m x 2.92m)
Car Port	18'9 x 10'7 (5.72m x 3.23m)
Garage	18'9 x 16'11 (5.72m x 5.16m)

OUTBUILDING 2

Room 1	13'4 x 13'4 (4.07m x 4.07m)
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Council Tax Band: F
Tenure: Freehold



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