



83 High Street  
Wingham, Canterbury, CT3 1DE  
Guide Price £337,500

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# 83 High Street

Wingham, Canterbury

A pretty Grade II listed mid-terrace cottage with immense charm and character, offering a perfect blend of traditional features and modern comforts.

## Situation

The popular and sought after village of Wingham is located approximately 7 miles from both Canterbury and Sandwich with the surrounding countryside providing wonderful routes for cycling and walking. The village is well served with Doctor and Dentist surgeries, newsagent, village store, bakery, Indian restaurant, well regarded farm shop, primary school and two pubs. The Cathedral City of Canterbury and the Cinque Port town of Sandwich offer a further extensive range of amenities and main line railway stations which connect to London Charing Cross or alternatively the high speed service to St Pancras. Sandwich is well known for its golf courses with the Royal St George's & Princes Golf Clubs.

overlooking the rear garden, offering a peaceful view and natural light. The property further benefits from secondary double glazing to the front windows, and a recently installed gas boiler supplying the gas central heating and hot water.

## Outside

The cottage has a good size rear garden - a blank canvas ready to be transformed. A side pedestrian gate gives access across the two neighbouring cottages.

## Services

All mains services are connected to the property.

## Declaration of Interest

Under Section 21 of The Estate Agents Act 1979 please note that the owner of this property is an employee of Colebrook Sturrock.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

## Current Council Tax Band: C

## EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

## The Property

The accommodation is arranged over three floors and comprises: Cosy sitting room featuring an open fireplace with a log burner and classic shutters framing the window, enhancing the cottage's charm while providing privacy. The bespoke fitted kitchen is a beautifully crafted space with an inset butler sink, oak work surfaces and integrated appliances, including a dishwasher, washing machine, and fridge/freezer. The kitchen's vaulted ceiling creates a sense of openness, while the charming stable door leads out into the garden, allowing for easy access and a delightful indoor-outdoor flow.

The first floor features a comfortable double bedroom with exposed ceiling timbers and recently installed bespoke fitted wardrobes that provide ample storage. The room also benefits from a walk-in storage cupboard. The stunning fitted bathroom suite is a true highlight, featuring a luxurious free-standing claw foot bath, ideal for relaxing soaks, and oak flooring that adds warmth and elegance to the space. The second bedroom is located on the second floor, complete with a dormer window



To view this property call Colebrook Sturrock on **01304 612197**

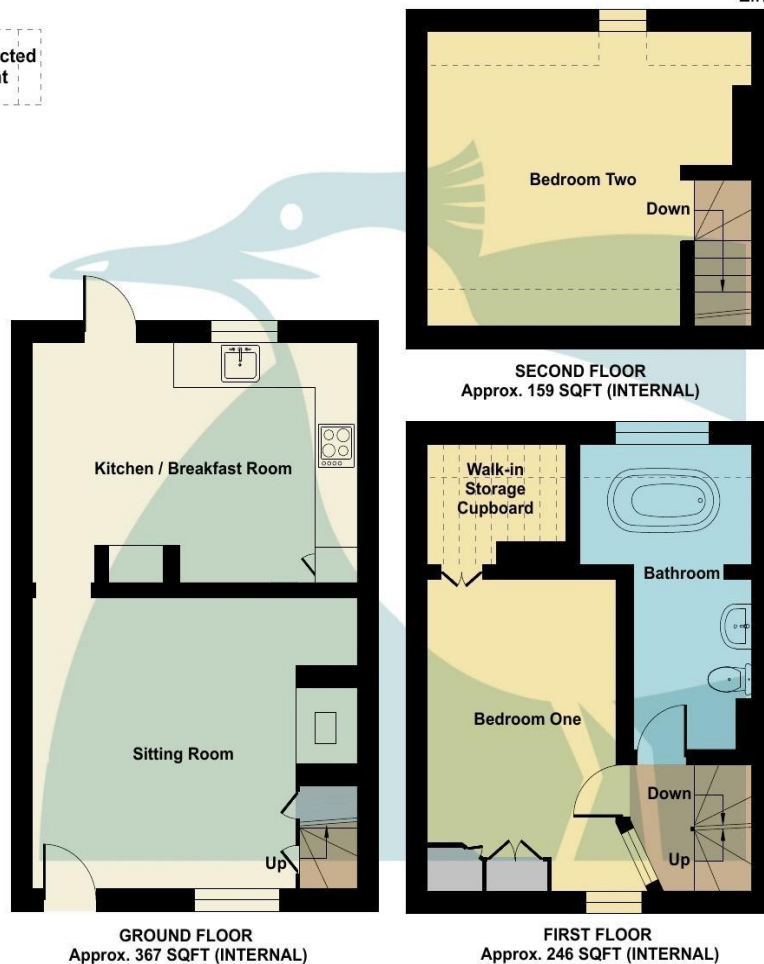


Denotes restricted head height

Total Approximate Area = 772 sq ft / 71.7 sq m

Limited Use Area(s) = 94 sq ft / 8.7 sq m

For identification only - Not to scale



### Sitting Room

15' 2" x 12' 11" (4.62m x 3.93m)

### Kitchen/Breakfast Room

15' 0" x 10' 7" (4.57m x 3.22m)

### First Floor

#### Bedroom One

14' 10" x 12' 6" (4.52m x 3.81m)

#### Bathroom

13' 3" x 8' 1" (4.04m x 2.46m)

### Second Floor

#### Bedroom Two

13' 7" x 10' 8" (4.14m x 3.25m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1192302

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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