



Fairlawns, 5a, High Street
Wingham, CT3 1AZ
£575,000

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Fairlawns

5a High Street, Wingham

A modern detached family home set within the conservation area of this sought after village, offering light and space throughout the well-presented accommodation.

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.

The Property

Having been the subject of extensive renovations in 2020 this modern detached family home offers spacious, light filled accommodation throughout whilst nestled within its own secluded plot. From the entrance hallway, complete with useful ground floor cloakroom, is the sitting room, an inviting formal space with feature focal point fireplace and curved window to front. To rear lies an enviable L-shaped kitchen/dining room which occupies the rear extension and is fitted with a striking white gloss kitchen and integrated appliances. This sleek modern addition also features a roof lantern and bi-folding doors creating a seamless link to the garden beyond. In addition is a matching utility room which in turn accesses the side exterior. To the first floor are three double bedrooms serviced by a contemporary fully tiled bathroom fitted with three piece matching white suite and a separate corner shower enclosure. This well presented family home is gas centrally heated and was fully double glazed throughout and re-wired in 2020.

Outside

This secluded family home sits centrally within its plot and offers a landscaped parking area to the front with enclosed lawned front garden beyond, where a central lawn is bordered by mature shrubs and a paved pathway leads to the front door. A timber gate to the side leads through to the rear garden which is a delightful private space centered around a circular decked seating area bounded by raised flowerbeds. In addition an area of lawn and pathway leads to a greenhouse and timber storage shed.

Services

All mains services are understood to be connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

Agents Note

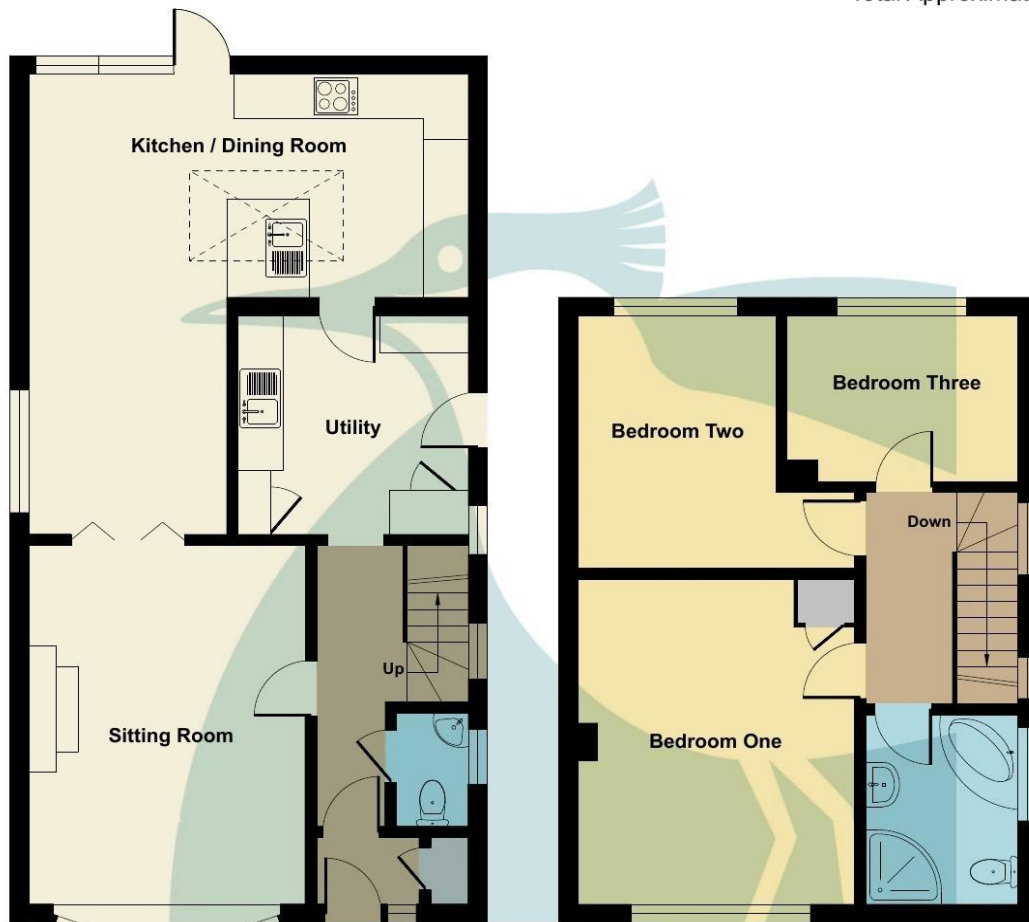
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1210 sq ft / 112.4 sq m

For identification only - Not to scale



GROUND FLOOR
Approx. 713 SQFT (INTERNAL)

FIRST FLOOR
Approx. 497 SQFT (INTERNAL)

Sitting Room

17' 3" x 12' 0" (5.25m x 3.65m)

Kitchen/Dining Room

20' 4" x 19' 1" (6.19m x 5.81m)

Utility Room

10' 0" x 9' 8" (3.05m x 2.94m)

Cloakroom

5' 0" x 3' 1" (1.52m x 0.94m)

First Floor

Bedroom One

14' 3" x 12' 0" (4.34m x 3.65m)

Bedroom Two

12' 0" x 11' 0" (3.65m x 3.35m)

Bedroom Three

10' 0" x 7' 4" (3.05m x 2.23m)

Bathroom

8' 5" x 6' 9" (2.56m x 2.06m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1206637

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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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