



4 College Way  
Wingham, Canterbury, CT3 1AG  
£640,000

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# 4 College Way

Wingham, Canterbury

An immaculately presented and beautifully designed detached bungalow, enjoying a secluded position and easy access to the village centre.

## Situation

Wingham is a highly sought-after village, ideally positioned just seven miles from both Canterbury and Sandwich. Surrounded by picturesque countryside, it offers excellent walking and cycling routes, while the village itself provides a wealth of amenities including a primary school, doctors and dentists, newsagent, bakery, village store, Indian restaurant, well-regarded farm shop and two traditional pubs. The historic city of Canterbury and the Cinque Port town of Sandwich extend the choice with further shopping, dining and leisure facilities, as well as mainline rail services to London—including the high-speed link to St Pancras. Golf enthusiasts will also appreciate Sandwich's world-famous Royal St George's and Prince's Golf Clubs.

## The Property

Built in 2016, this impressive detached "Scandia Hus" bungalow blends sleek Scandinavian design with high-spec finishes throughout. Tucked away in a peaceful cul-de-sac, it offers both privacy and easy access to the village centre. The light-filled interior includes three double bedrooms, with the principal suite featuring a luxurious en suite with both bath and separate shower. A stylish wet-room serves the two additional bedrooms. A vaulted sitting room with skylights, bi-fold doors to the garden, and a Contura wood-burning stove creates a striking focal point, while the open-plan kitchen/dining room offers a sociable layout with direct garden access. Premium finishes include engineered oak flooring throughout, with practical hard flooring in the hallway, bathrooms, and utility room. The property benefits from underfloor heating powered by a mains gas system, an air filtration system, Neff appliances, and mainly triple-glazed windows—creating a home of both style and substance.

## Outside

Accessed via a traditional five-bar gate, the property opens onto a spacious block-paved driveway and turning area. An electric roller door leads to the double garage, which is equipped with power, lighting, and a side door offering direct access to the garden and a surrounding pathway that encircles the bungalow. A standout feature is the private courtyard garden, ideally positioned next to both the kitchen/dining area and the sitting room. Thoughtfully designed for seamless indoor-outdoor living, this charming space offers a secluded setting for entertaining or enjoying alfresco dining in peace and privacy.

## 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: C

## 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**

Ground floor  
1624 sq.ft. (150.9 sq.m.) approx.



### Entrance Hall

8' 8" x 5' 10" (2.64m x 1.78m)

### Sitting Room

18' 5" x 15' 5" (5.61m x 4.70m)

### Kitchen/Dining Room

31' 0" x 13' 9" (9.44m x 4.19m)

### Utility Room

8' 9" x 7' 6" (2.66m x 2.28m)

### Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

### Bedroom Three

9' 10" x 9' 6" (2.99m x 2.89m)

### Shower Room

9' 4" x 7' 2" (2.84m x 2.18m)

### Principal Bedroom

14' 10" x 13' 10" (4.52m x 4.21m)

### Ensuite Bathroom

9' 5" x 7' 2" (2.87m x 2.18m)

### Double Garage

16' 7" x 16' 7" (5.05m x 5.05m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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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