



Wigmore Hall, 3 Wigmore Wood, Wigmore Lane
Eythorne, CT15 4WW
Offers in Excess of £1,250,000

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Wigmore Hall

3 Wigmore Wood, Wigmore Lane, Eythorne

An exceptional and beautifully presented modern detached home, thoughtfully extended and set within a highly sought-after cul-de-sac, boasting approximately 1 acre of meticulously manicured gardens.

Situation

Set on the northern edge of this picturesque Kent village, the property enjoys a peaceful position amongst other attractive detached homes. Eythorne, along with the nearby village of Shepherdswell, offers a range of local amenities including convenience stores, with Eythorne Village Store also providing a Post Office service. The village is home to a primary school, while Shepherdswell - just 1.5 miles away - benefits from a railway station with regular services between Dover and Canterbury, and onward connections to London. For high-speed travel, Dover Priory station is approximately 5 miles away and offers fast services to London St Pancras. The village is bordered to the south by the picturesque Waldershare Park, and the surrounding countryside provides a wealth of opportunities for walking, cycling, and horse riding, making it an ideal setting for those who enjoy outdoor pursuits.

The Property

Wigmore Hall enjoys a prime position within this exclusive cul-de-sac of high-end homes. Thoughtfully reconfigured and beautifully enhanced by the current owners, it offers spacious, versatile living with a high specification throughout. A standout feature is the striking orangery, with exposed oak timbers, bi-fold doors, and a log burner, providing a stunning, year-round living space. The ground floor features a welcoming entrance hall, a work/storage room, and a sitting room with a log burner. Double doors lead to a formal dining room, which flows into the orangery, ideal for entertaining. The 'L'-shaped kitchen/breakfast room is well-equipped and connects to both the orangery and a utility room. A large additional reception room, currently a home office, completes the layout. Upstairs, the principal suite offers garden views from its Juliette balcony, a dressing room with fitted wardrobes, and a luxurious ensuite. The guest bedroom also has a Juliette

balcony and stylish ensuite. Three further double bedrooms and a modern family shower room complete the accommodation.

Outside

The gardens at Wigmore Hall are a true highlight—beautifully maintained with a blend of formal landscaping and natural charm. Expansive lawns, elegant topiary, and mature trees and borders provide year-round colour and interest. Multiple paved seating areas offer ideal spaces for outdoor dining and relaxation, including one with a central mosaic, bespoke log storage, and chiminea space, set opposite a charming gazebo currently housing a hot tub. A secluded pond at the top of the garden adds a peaceful retreat. Accessed via an electric five-bar gate, the gravel driveway leads to a triple detached garage. Although now lapsed, full planning permission was granted in 2019 (Ref: 19/00588) for a single-storey front extension and roof alterations to create dormer windows—offering future potential for ancillary accommodation or further development, subject to consents.

Services

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

Local Authority

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

Current Council Tax Band: G

EPC Rating: C

Agents Note

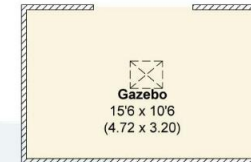
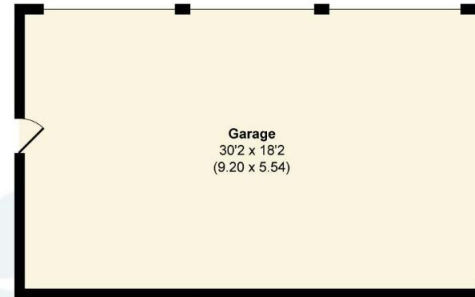
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



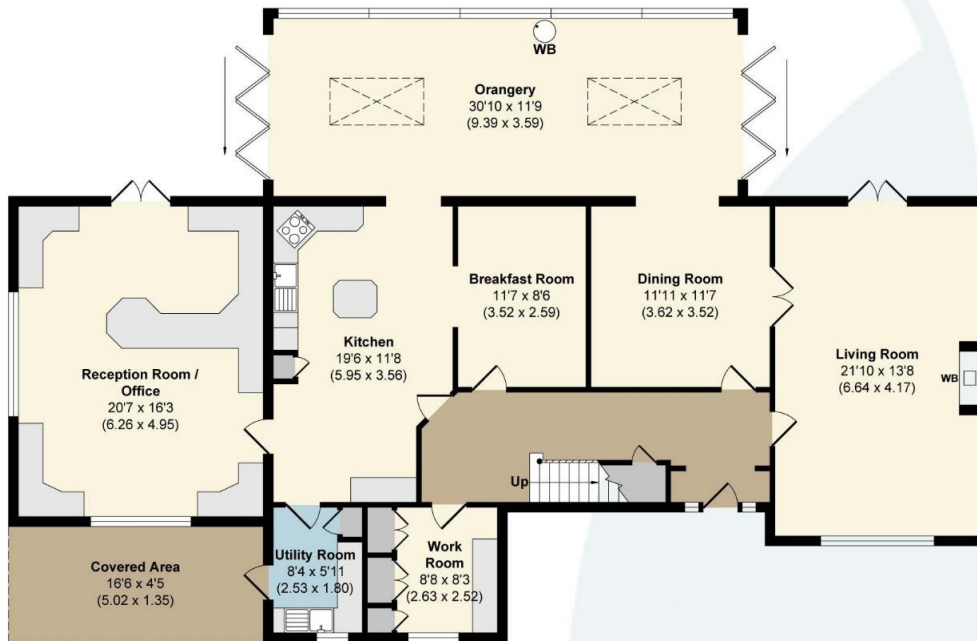
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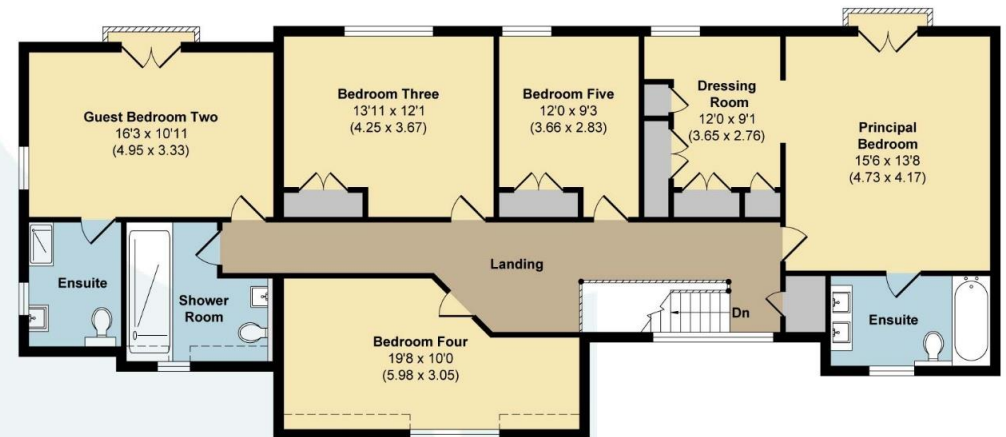
Garage
549 Sq.ft. (50.97 sq.m.) approx.



Ground floor
1805 Sq.ft. (167.71 sq.m.) approx.



First floor
1407 Sq.ft. (130.71 sq.m.) approx.



TOTAL FLOOR AREA: 3761 sq.ft. (349.39 sq.m.)approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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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