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13 High Street, Wingham, Canterbury, Kent, CT3 1AZ

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**13 High Street, Wingham, Canterbury, Kent,
CT3 1AZ**

Guide Price £495,000 Freehold

A beautifully presented three bedroom cottage which has been carefully restored and extended to an exceptionally high standard from top to bottom. Such is the extent of the renovation is that this is virtually a brand new house within a period shell.

- A Beautifully Restored & Extended Cottage
- Modernised To An Exceptionally High Standard Throughout
- No Chain
- Private Garden & Off Road Parking
- Highly Energy Efficient
- Almost 1,500 sq ft Of Accommodation
- Heritage Double Glazing Throughout
- Located In The Centre Of The Sought-After Village Of Wingham – within walking distance of Wingham Primary School and all of the village's amenities.

Accessed mainly from the side parking area, the door opens to the spacious double aspect kitchen/dining room which has been fitted with a good range of units, quartz worktops, under floor heating and built in appliances. There is a useful utility room which leads to a downstairs cloakroom.

The sitting room has two sash windows to the front and a large walk in cupboard.



The living room has windows to the side and rear which floods the space with natural light giving a bright and spacious feel, this room also benefits from a period fireplace.

The basement has been converted and dug out to create excellent head height and would make an ideal home office or play room.

Upstairs, the master bedroom has a high vaulted ceiling and a wet room with shower, w.c and wash hand basin. Both the second and third bedrooms are good size doubles both with built in cupboards. The family bathroom has a vaulted ceiling, bath with shower over, w.c and wash hand basin.

Outside, the property is approached from the High Street via a gravel drive which is shared with one other property and leads to the off road parking with space for two/three cars.

The garden lies to the rear and measures approximately 60' x 24' and is fence enclosed.

Wingham is a sought-after village situated 7 miles from both Canterbury and Sandwich. The village is well served with Doctor and Dentist surgeries, village store & newsagent, a well-regarded farm shop and a primary school currently rated 'good' by OFSTED. There are excellent bus routes to the local senior schools to both Canterbury with its wide range of comprehensive and grammar schools and to Sandwich including Sir Roger Manwood's. There are two pubs in the village, one of which has recently been voted 'Kent pub of the year'.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 17/2/25

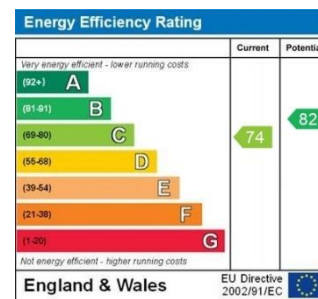


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Approximate Gross Internal Area (Including Low Ceiling) = 134 sq m / 1447 sq ft



Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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