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6 Orchard Yard, Hawarden Place, Canterbury Road, Wingham, Canterbury, CT3 1EW

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**6 Orchard Yard, Hawarden Place, Canterbury
Road, Wingham, Canterbury, Kent, CT3 1EW**

£625,000 Leasehold

**A Unique and Luxurious Ground Floor Retirement Apartment
in the Heart of Wingham**

Set within the idyllic and beautifully maintained grounds of Orchard Yard in the charming village of Wingham, this exceptional two-bedroom ground floor apartment offers luxurious, high-specification living exclusively for the over 55s. With elegant design and thoughtful features throughout, this is the only apartment within the development to benefit from two garden areas right outside the sitting room, making it a rare and highly desirable home.

Built with energy efficiency and ease of living in mind, the property features triple glazing, gas fired central & under floor heating, low-maintenance finishes, and smart lighting controllable via your mobile phone.

A spacious and welcoming entrance hall leads into the stunning open-plan kitchen, dining, and sitting area - a superb space for relaxing or entertaining guests. The bespoke kitchen is finished to an exceptional standard with granite work surfaces, integrated Neff appliances, and a large central island. The double-aspect sitting room enjoys abundant natural light and offers tranquil views over the gardens, with breathtaking sunsets across the open fields beyond.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Both bedrooms are generously sized doubles. The principal bedroom boasts a luxurious en-suite bathroom complete with a bath, separate shower, WC, and wash hand basin. There is also a stylish main bathroom, and a large utility cupboard off the entrance hall houses space for a washing machine, tumble dryer, and a water softener.

The property benefits from a car port with an allocated parking space along with a secure storage pod which has power. Each property has a second parking space, with plenty of visitor parking too.

Residents at Orchard Yard benefit from the dedicated services of a professional estate manager, who ensures the smooth running of the community and who offers general support. There is also an emergency alarm system for added peace of mind.

The vibrant clubhouse is a hub of activity and social interaction, offering a welcoming space to meet neighbours and enjoy a range of events. It also includes a gym area and a generous patio with seating and umbrellas—perfect for morning coffees or summer BBQs with friends.

For visiting friends and family, a beautifully appointed guest suite is available on-site.

Orchard Yard offers the unique benefits of a greenhouse, allotments for each resident, natural garden areas, and peaceful seating spots throughout the grounds to soak in the surroundings.

The picturesque village of Wingham is just a short walk away, home to delightful pubs, cafés, shops, a Doctor and Dentist, with convenient bus links to Canterbury and Sandwich. The Cathedral City of Canterbury is just a short drive, offering high-speed rail connections to London in under an hour. Eurotunnel, ferry ports, and cruise terminals are all within easy reach, making travel to the continent effortless.

This apartment is an outstanding opportunity for those seeking independent, secure, and stylish living within a warm and supportive community. Early viewing is highly recommended.

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

Services: Mains electricity, water & drainage.

Service Charge: £8,908 per year. **Ground Rent:** £0

Lease: 199 years from 1st January 2020

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

Date: These particulars were prepared on 21/5/25









Communal Residents' Garden



Allotment Garden



Residents' Clubhouse



Residents' Clubhouse



Guest Suite



Guest Suite



Guest Suite



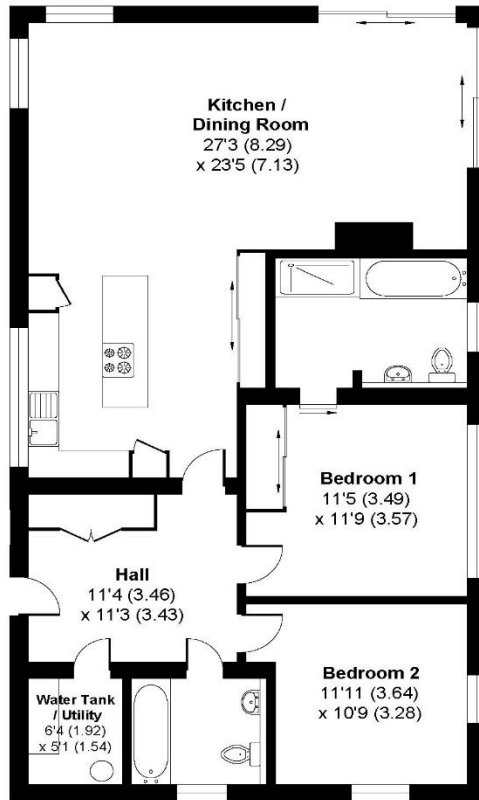
Guest Suite

Orchard Yard, Wingham

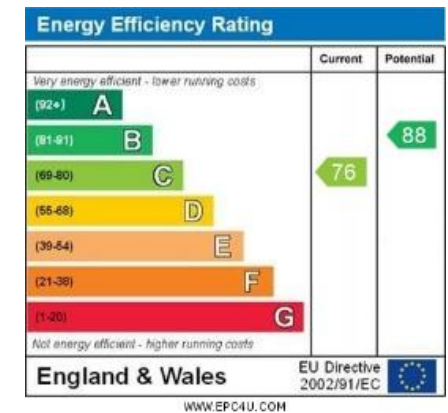
Approximate Gross Internal Area = 98.89 sq m / 1064.44 sq ft

For identification only - Not to scale

Garden
65'8 (20.0)
x 59'1 (18.0)



GROUND FLOOR



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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