



10 Garden Cottages, Harris's Alley, Wingham, Canterbury, Kent, CT3 1AE

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**10 Garden Cottages, Harris's Alley,
Wingham, Canterbury, Kent, CT3 1AE**

£270,000 Freehold

A beautifully presented two-bedroom end-of-terrace period cottage, fully refurbished to an exceptional standard just three years ago. Tucked away on a quiet no-through road, the property enjoys a peaceful setting away from the hustle and bustle of the High Street, yet is just a one-minute walk from all of the village's local amenities. This charming home is offered for sale with no onward chain.

- Two Bedroom End Of Terrace Cottage
- Modernised To An Excellent Standard Throughout
- Wood Burning Stove
- No Chain
- Pretty Rear Garden
- Gas Central Heating & Double Glazing
- Situated In The Sought-After Village Of Wingham

The front door opens into a spacious sitting/dining room, with exposed beams, a charming brick fireplace with wood-burning stove, and attractive Amtico flooring. To the rear, the recently fitted kitchen offers modern units, an electric oven with gas hob and extractor, spaces for appliances. From here a door leads directly to the back garden.

The modern bathroom includes a corner bath with shower over, w.c., wash hand basin set within a vanity unit, and a cupboard housing the gas boiler.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the landing leads to two double bedrooms: bedroom one to the front, and bedroom two to the rear, which benefits from a built in cupboard.

Outside, the pretty, well-stocked rear garden measures approximately 36' x 19'. It has a central lawn with established flower borders, a paved patio area, and a useful garden shed. As is typical of period cottages, there is a right of way for the neighbour across the lower part of the garden.

Wingham is a picturesque and historic village, renowned for its medieval architecture and welcoming community. Nestled between Canterbury and Sandwich, it offers a range of amenities including shops, pubs, restaurants, a primary school, and a doctor's surgery. The surrounding countryside provides scenic walks and outdoor pursuits, while excellent transport links give easy access to Canterbury, the coast, and London via nearby rail services.

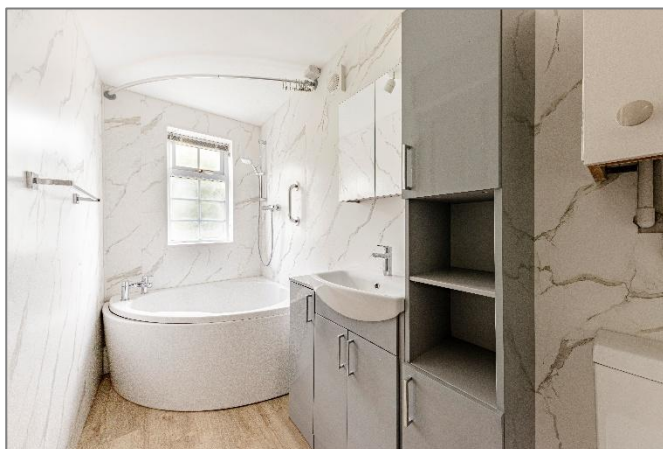
This delightful cottage offers a rare opportunity to purchase a characterful yet modernised home in one of East Kent's most sought-after villages.

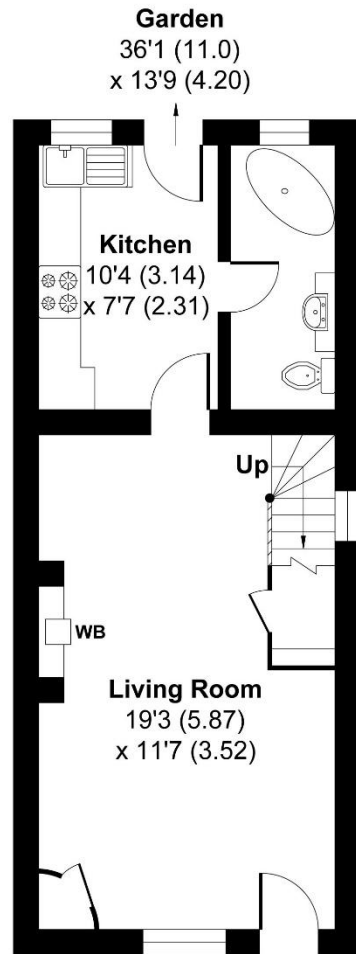
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

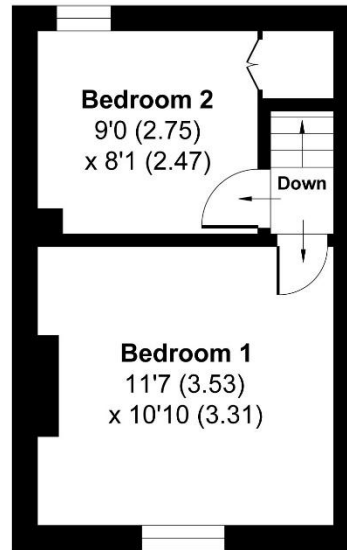
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 8/9/25 and amended on 10/11/25





GROUND FLOOR



FIRST FLOOR

Garden Cottages, Wingham

Approximate Gross Internal Area = 53.43 sq m / 575.11 sq ft
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			89
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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