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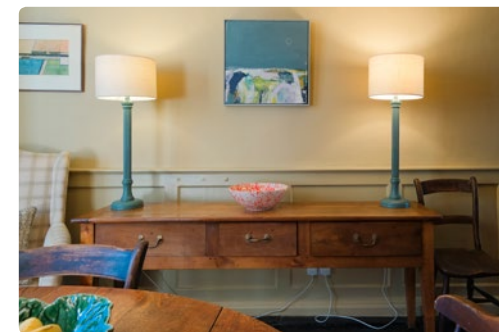
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Shrub House, High Street, Wingham, Canterbury, CT3 1AB

3 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS

Freehold



Shrub House, High Street, Wingham, Canterbury, CT3 1AB

- Artistically Presented Grade II Listed Residence
- Deceptively Spacious & Creatively Configured
- Significantly Renovated & Restored Features
- Bespoke Joinery & Fine Farrow & Ball Décor
- Thoughtfully Designed Kitchen & Three Receptions
- Three Double Bedrooms & Two Luxury Bathrooms
- Double Cellar & Large Loft Area With Staircase Access
- Walled Garden & Off-Road Parking

SITUATION:

Wingham is an ancient and historic village with many period homes and listed buildings dating back to the early thirteenth century. The village has a thriving high street offering a good range of shops and amenities, three public houses and the village primary school. It is surrounded by beautiful countryside and farmland.

The cathedral city of Canterbury is just six miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and

Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The historic market town of Sandwich is just 5 miles away. This is one of the Cinque Ports and a bustling little town with many independent shops and restaurants, good facilities and a lovely quay. While once a major port, it is now two miles from the sea and its historic centre is preserved as a conservation area. It offers a good range of shops, restaurants and a mainline station with a high-speed link to Ashford and London St Pancras. The town is well served with a fine selection of state, private and grammar schools, including the renowned Sir Roger Manwood's. Sandwich is surrounded by lovely countryside that has many good country walks and bridle paths, whilst Sandwich Bay is home to numerous nature reserves and two world class golf courses, the Royal St. George's Golf Club and the Princes' Golf Club.



DESCRIPTION:

An artistically presented Grade II Listed attached residence, which has recently undergone a comprehensive programme of renovation and restoration by the current owner, who clearly has an eye for detail and a flair for interior design. The finish is exemplary and a credit to the vendor.

Thought to date back to the 16th century, Shrub House is deceptively spacious, offering over 1,500 sq. ft. of creatively enhanced accommodation, in addition to a double cellar and a large loft room. The property is rich in original period features, many of which have been preserved or reclaimed, and is complemented by bespoke joinery and a bold palette of Farrow & Ball heritage décor.

Nestled in the heart of Wingham High Street, the residence benefits from an attractive walled garden and off-road parking. Once thought to be the village sweet shop and, more recently, an antique store, Shrub House boasts a desirable shop frontage. To the side,

there is a formal entrance leading directly into a vaulted entrance hall with a brick floor, exposed panelling, and William Morris wallpaper. The entrance hall leads to a utility area, where bespoke cupboards conceal laundry appliances and provide additional storage. The kitchen is exceptionally characterful, featuring a butler sink, with antique brushed brass mixer tap, and a stove fitted within the chimney breast.

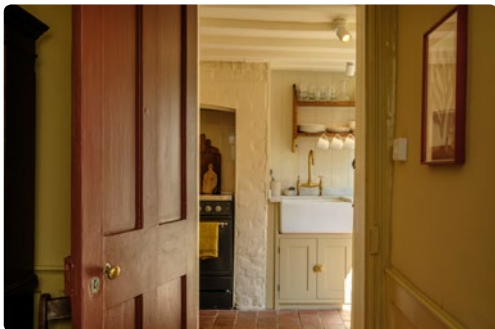
There are three versatile reception rooms. The middle room, a snug, features an inglenook fireplace with a wood-burning stove, whilst the breakfast room, located adjacent to the kitchen, overlooks the garden. This room has plenty of space for a dresser and is enhanced by intricate Georgian alcove shelving and an attractive fireplace.

The sitting room/office, with its shopfront window dressed in plantation shutters, displays original panelling as well as more recently added decorative panelling.

On the first floor, the layout has been thoughtfully designed. A beautiful corridor leads to three double bedrooms, each with its own colourful personality and original cupboards. The middle bedroom, which features a fireplace, borrows light from a wooden internal window and provides access to a Jack-and-Jill shower room, shared with the front bedroom. The main bedroom benefits from a walk-in wardrobe and an ensuite bathroom, which comprises a separate shower, bathtub, WC, and basin, finished with traditional-style taps and lovely panelling.

OUTSIDE:

The enchanting walled garden is particularly private and secure. It is mainly laid to lawn, bordered by established shrubs and young trees. The gravelled area provides ample space for alfresco dining, whilst a gate to the side leads to parking at the rear of the property.

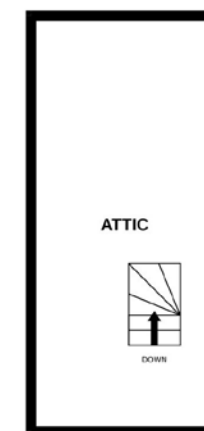
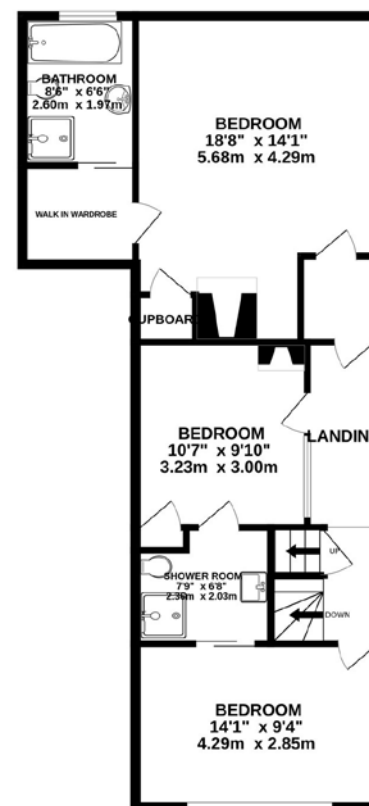
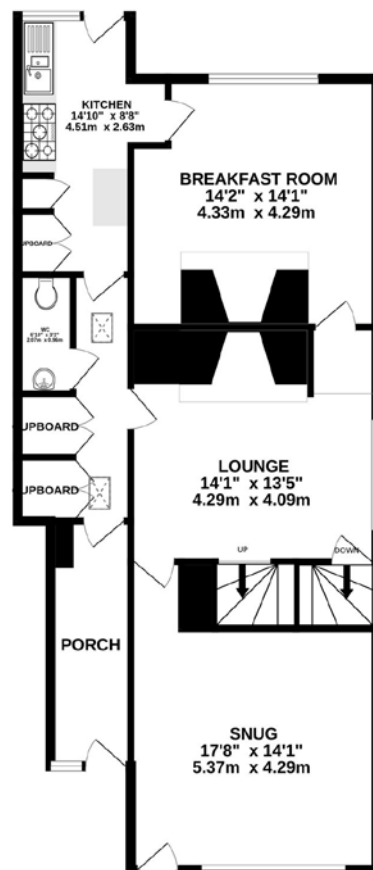












TOTAL FLOOR AREA: 2093 sq. ft (194 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected
Grade II Listed

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