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Beaconsfield House, Wingham Well Lane, Wingham CT3 1NW

4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS



Freehold



## Beaconsfield House, Wingham Well Lane Wingham Well CT3 1NW

- Detached Spacious & Versatile Residence
- Over 1800 Sq.Ft Of Bright & Airy Accommodation
- Three Receptions & Kitchen Breakfast Room
- Four Double Bedrooms With Stunning Views
- Set Within Approx. 2.65 Acres Of Grounds
- Equestrian Facilities Including Paddocks & Stables
- Situated Between Canterbury & Sandwich
- Rural Location Surrounded By Countryside



### SITUATION:

Wingham Well is situated just over a mile from Wingham and is surrounded by rural countryside and just half a mile to Gibson's farm shop and café. 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, two public houses, including the award winning 'The Dog at Wingham' 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.





#### DESCRIPTION:

Built in the early 1900s this detached property offers over 1800 sq.ft of spacious and versatile accommodation which includes three reception rooms and four double bedrooms all with glorious views.

Beaconsfield house is set with approx. 2.65 acres of private grounds, there are two large paddocks, a meadow and equestrian facilities which include two stables and a barn.

The property has seen many improvements over the years including solid oak flooring, a new kitchen with Aga and the installation of a full gas central heating system, however, there is room to make further enhancements with the possibility to remove walls to create a large open plan kitchen diner.

The front door sits beneath a canopy, central to the home, it opens into a light and airy entrance hall with stairs to the first floor.



Immediately in front of you there is a large dining hall, recently laid with solid oak flooring, this room could be knocked through to the kitchen creating a large open plan family space.

To the right of the hallway there is two reception rooms both with attractive fireplaces encompassed by intricate mantles. The second reception room provides access to the sun terrace via the French doors.

To the rear of the property there is a kitchen breakfast room with an array of units surrounding the Aga, the space is further enhanced by a utility room and cloak room alongside access to the courtyard where one will find the stables and access to the paddocks.

To the first floor there is a split-level landing leading to a well-appointed family bathroom and four generous proportioned bedrooms.

The main bedroom is dual aspect and benefits for an expanse of fitted wardrobes and an en-suite shower room.

#### OUTSIDE:

Beaconsfield House is set within 2.65 acres of enchanting gardens which includes a large driveway several paddocks, a natural meadow, and a courtyard which is accessible from the rear of the house.

The gated driveway leads to the rear yard where one will find the stables and barn, this vehicular access is ideal for getting horse boxes into the grounds. There are two stables and large barn adjacent to the paddocks which are surrounded by an abundance of mature trees.

To the left of the house there is a meadow enclosed by fencing and interspersed with young trees and established shrubs.









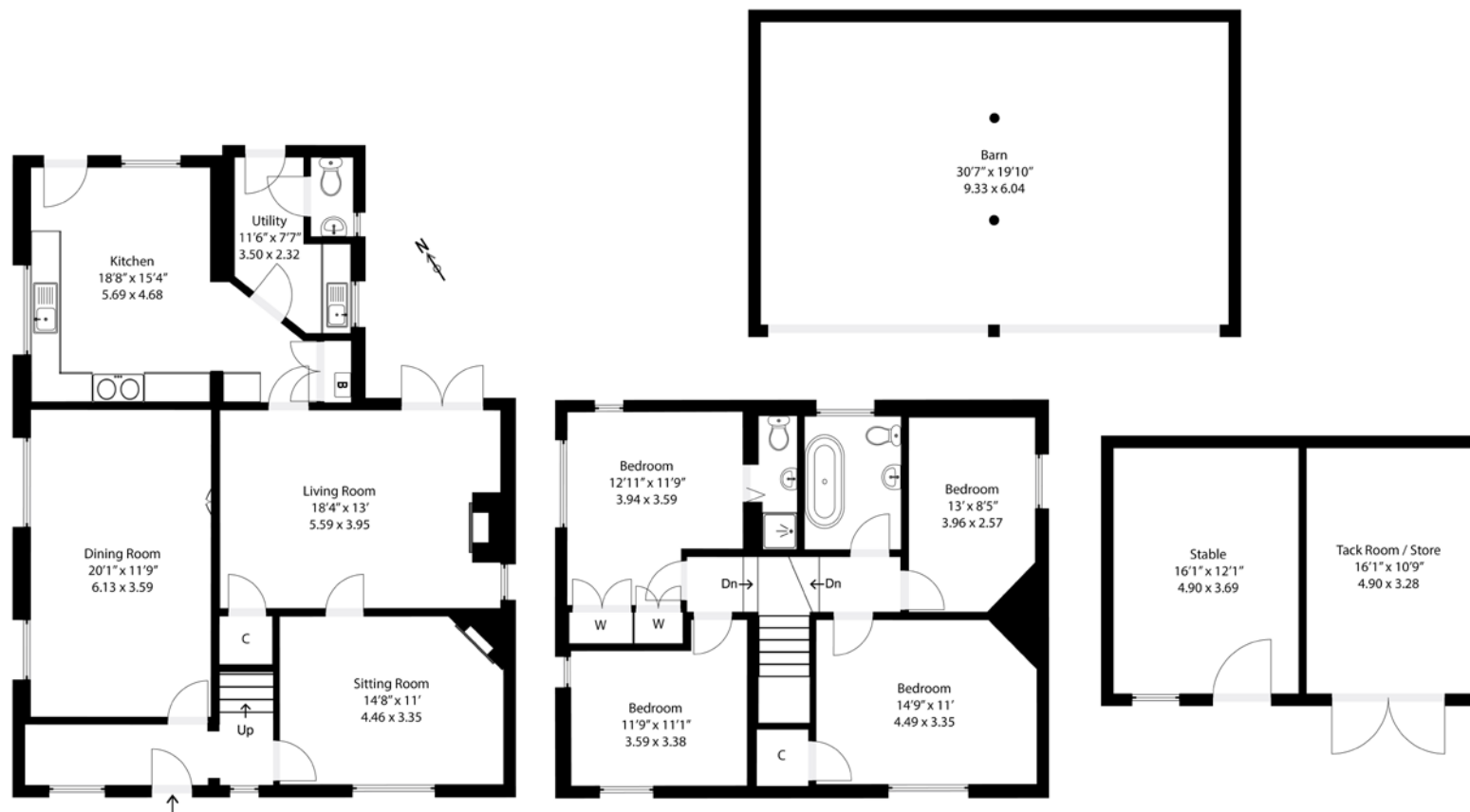












TOTAL FLOOR AREA: 2931 sq. ft (263 sq. m)  
HOUSE: 1848 sq. ft (172 sq. m)  
OUTBUILDINGS: 983 sq. ft (91 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
F



GENERAL INFORMATION  
Private drainage and all other services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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