



Woodlands, Preston Hill
Wingham | Kent

Respoke Curtains & Blinds
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 Sandersons





Woodlands, Preston Hill

CT3 1DB

Guide Price £650,000 - £665,000

For Sale

Thoughtfully extended 6 double bedroom family house situated in the picturesque village of Wingham with stunning views across the countryside

- 6 Double bedrooms & 3 Bathrooms including 2 en suites
- Extremely large kitchen / breakfast room which would be great for entertaining
- Approximately 0.73 acre plot with wrap around gardens & an extra woodland area to the rear
- Development opportunity, subject to gaining the necessary planning permission
- Detached double garage and parking for up to 6 cars
- Elevated position which gives stunning countryside views & amazing sunsets from the large bay window in the lounge
- The Dog pub, a general store & a post office all within 0.5 of a mile
- Only 0.7 of a mile from Wingham primary school that has been rated good by Ofsted





The Property

Guide price £650,000 - £665,000. This amazing property has been thoughtfully extended to create a spacious family home. It sits on a plot of approximately 0.73 acres and subject to gaining the necessary planning permission, could provide an excellent development opportunity. The main living room is to the front of the property and offers stunning countryside views and superb sunsets from its large bay window. The formal dining room leads off the living room; it is a good size and a thoroughfare to the kitchen / breakfast room that provides a great space for entertaining. The kitchen is modern with integrated appliances including a Beko double oven with microwave above, AEG five ring gas hob with extractor hood over, dish washer and fridge freezer. The floor is fully tiled throughout and the one and a half ceramic sink is set in front of the window overlooking the garden. A handy utility room leads off from the kitchen area where there is separate WC, a further butler sink and space for a washing machine and tumble dryer. You can access outside via a good size garden room that is great for muddy boots and can provide extra storage. The master bedroom is on the ground floor and has fitted wardrobes along one wall, double doors out to the garden and an en suite. There are two further double bedrooms downstairs, one with a separate en suite shower and WC and there is also a good size study across the hallway. The main bathroom is large, fresh and modern and has the added decadence of a free standing bath. It also has a separate shower cubicle and basin with a vintage style vanity unit. Upstairs are three double bedrooms all very light and airy with dual aspect windows and there is also a large recess area on the landing where the current owners have set it up as a games area with room for a chunky corner sofa.

Outside

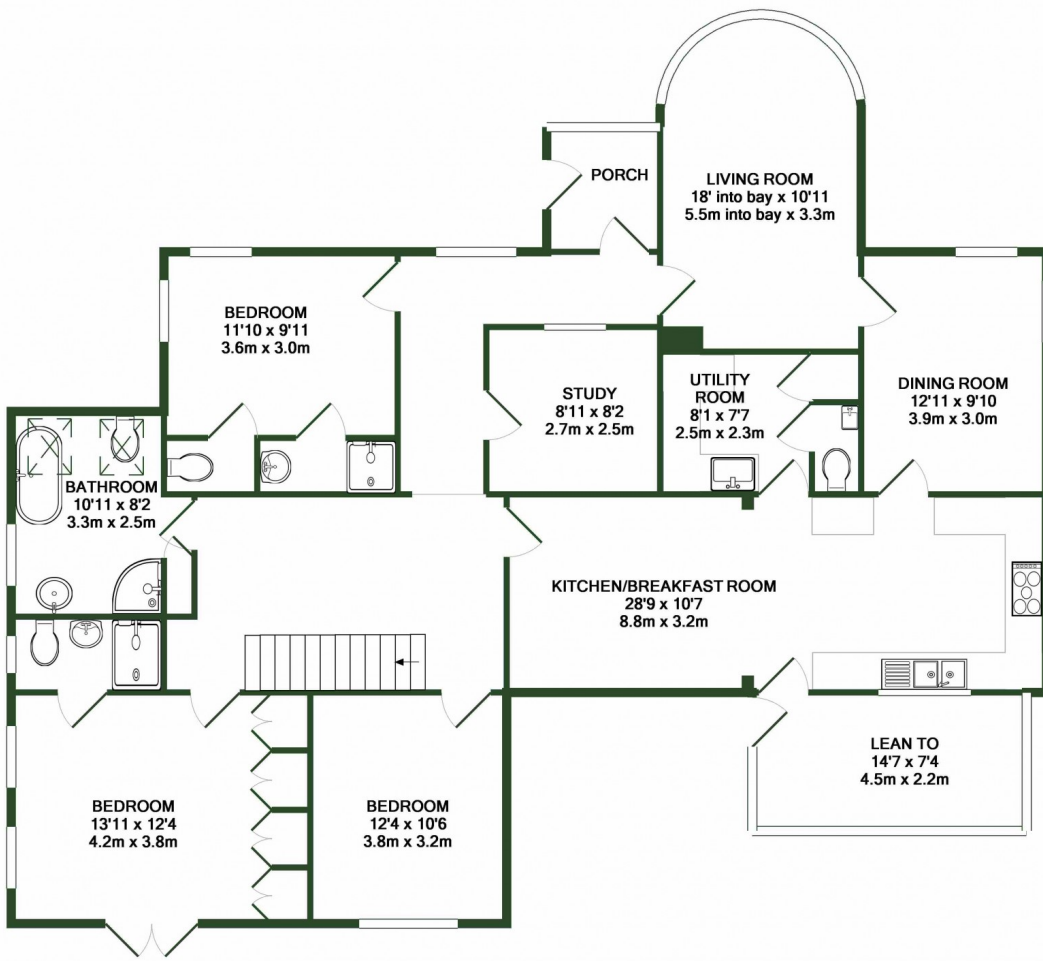
The property sits on a substantial plot of approximately 0.73 acres made up of gardens that wrap around the property and a large woodland area to the rear. The garden is south facing and mainly laid to lawn with a patio area sizable enough for a table and chairs just outside the master bedroom. There are various shrubs and plants peppered around and also room for growing your own vegetables, which the current owners do in raised beds. Outside lighting and a tap is also available. There is a detached garage with an additional storage area and parking for up to six cars.

Location

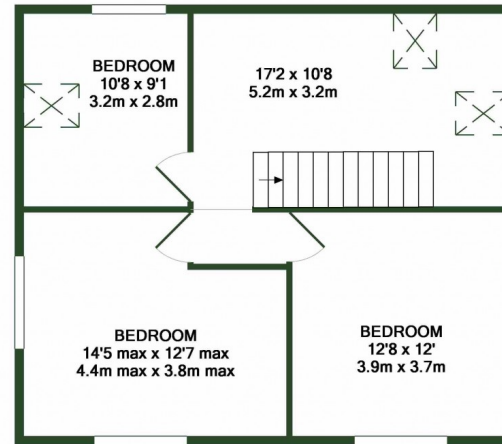
Wingham is a thriving village with a useful range of local amenities and shops including post office, greengrocers, village store, pubs, doctors surgery, dentist and a well-regarded primary school. Nearby Canterbury, with its wide range of cultural, sporting, shopping and recreational amenities, also has some of the best performing state and private schools in the Government league tables. There are also excellent road and rail links. The A2/M2 can be joined just south of Canterbury at Bridge (approx. 6 miles) and links with the remaining southern motorway systems. Canterbury's two mainline stations offer a variety of commuter and stopping services to London, with the High Speed service to London St Pancras taking just under an hour from Canterbury West.



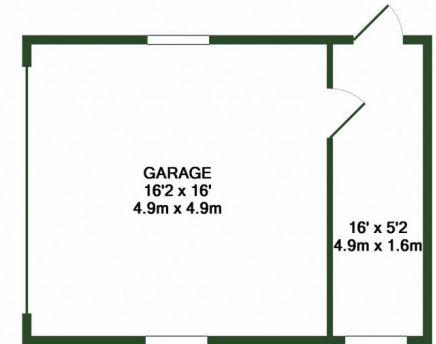




GROUND FLOOR
APPROX. FLOOR
AREA 1816 SQ.FT.
(168.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2765 SQ.FT. (256.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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PROPERTY INFORMATION

Council Tax

To check the Council Tax for this property, please refer to www.gov.uk/council-tax-bands.

Local Authority

Dover District Council 01304 821199. Kent County Council 0845 247 247.

Services

Mains water and waste, electricity and gas


Method of sale

The property is freehold and offered with vacant possession upon completion.

DIRECTIONS

From Canterbury you will travel along the A257 towards Sandwich/Dover. You will Take the Junction 7 exit off of the M2 and at the roundabout, take the 4th exit onto Boughton Bypass/A2. Take the exit toward Bridge/ Howletts Wild Animal Park. Turn left onto Bifrons Hill. At the roundabout, take the 1st exit onto Station Road. Continue onto Bekesbourne Lane and onto The Green. Take the right turn onto the A257 Wingham Road, continue along the A257 until you enter the village of Wingham. Continue on the A257 The High Street as it bears around to the left, go through Wingham itself and before you exit the village you take a left turn on to Preston Hill. The property will be on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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