



2 St. Marys Meadow
Wingham | Canterbury | Kent | CT3 1DF

FINE & COUNTRY





Step inside

2 St. Marys Meadow

You could drive through the picturesque village of Wingham a hundred times and not realise there is a discreet cul-de-sac of impressive detached houses just off the high street. It includes this charming property that has fabulous and uninterrupted countryside views as far as the eye can see. Originally built in the early 1980s, it has been extended and modernised and now provides plenty of versatile and flexible accommodation to suit a variety of requirements.

This veritable Tardis of a property is set back from the road with a block paved driveway leading to the attached garage, and where you can park a couple of vehicles. There is a front lawn with a tiled pathway to the covered entrance with a half glazed front door that opens into the tiled hallway that has access to a cloakroom and a large hall cupboard.

There is a good sized kitchen/diner, with an internal door to the garage and plenty of attractive wood fronted shaker style storage units with space for a range cooker and a large fridge freezer. You will also find an integrated dishwasher and washing machine that are only about a year old.

A door from the kitchen/diner opens into the spacious, light and bright dual aspect lounge with solid wood flooring, a lantern skylight and three bi-fold doors to the rear terrace. It has glazed French doors to the dining room that can also be accessed from the hall. Family and friends will be delighted to sit down to a meal in this charming room with its box bay window and cast iron and tiled fireplace with a marble surround as well as a door to the good sized family room. This room could make an excellent office for anyone working from home as it includes a wall of fitted cupboards, or a separate playroom, music room or additional bedroom.

Upstairs there is a family bathroom with an attractive corner vanity unit and four bedrooms. These include the principal bedroom with a box bay window offering stunning views across the countryside, built in cupboards and an ensuite with a walk-in shower. There is a dual aspect double with window shutters, a partially vaulted ceiling and a seating area, a double with great views and a fitted wardrobe and a single with a wall of built in wardrobes and cupboards that is currently in use as an excellent dressing room.

The easy-to-manage and secluded rear garden is surrounded by close board fencing. It includes a lawn and a garden shed as well as a large paved terrace, a wraparound pathway and a raised decked patio for al fresco dining. There is also a private paved area at the side of the property that is ideal for a hot tub.



Seller Insight

“ We have always lived in Wingham and St Mary's Meadows is a very special place. We love having the view and seeing the sheep grazing in the meadows every day. It is a friendly community with a mix of age groups as families with young children appreciate the quietness and security that a cul-de-sac affords. It is a very safe area so for anyone who may want a holiday and weekend retreat in a delightful village this could be ideal.

Wingham is a unique village. It stretches out along a tree-lined high street dominated by the tall green spire of the historic St Mary's Church with its 13th century arches. The village includes thatched cottages, medieval hall houses and handsome Georgian buildings with around sixty houses built before 1760 and many dating back to the 1400s that all combine to give the village a unique, traditional beauty.

However it is no sleepy backwater as it has two pubs including the Dog Inn, winner of the 2019 Great British Pub award, the Wingham Central Stores, the Wingham Country Market as well as a surgery and dentist, while not far away is the excellent Gibsons food hall, farm shop and cafe. There are also a multitude of societies and sports clubs including the tennis club while the recreation ground has been upgraded. For a day out with the family the Wingham Wildlife Park is only half a mile outside the village.

There is a well-regarded local primary school in Wingham and nearby Adisham primary is rated Outstanding by Ofsted. There are excellent grammar schools in Sandwich, Dover and Canterbury and top private schools in Dover and Canterbury. This historic city also includes three universities and a further education college as well as high street stores, individual shops, restaurants, ancient buildings and two mainline stations where the high speed train from Canterbury West will whisk you to London in under an hour.

There is also a station at Adisham and frequent bus services go between Sandwich, Deal, Dover and Canterbury. The A2 is not far if you want to drive to London or to Dover and Folkestone for the Continent while the Cinque Port town of Sandwich with its medieval buildings, shops and championship golf courses is also within easy driving distance.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:
 Adisham Station 3.0 miles
 Sandwich 6.6 miles
 Canterbury 7.8 miles
 Channel Tunnel 17.3 miles
 Dover Docks 16.3 miles
 Gatwick Airport 74.1 miles
 Charing Cross 69.4 miles

By Train from Adisham
 Canterbury West 30 mins
 Dover Priory 19 mins
 St Pancras 1hr 44mins
 Charing Cross 2hr 10 mins
 Victoria 1h 38mins
 By Train from Canterbury West
 High-Speed St. Pancras 54 mins
 Charing Cross 1hr 32mins
 Victoria 1hr 20mins
 Ashford International 16 mins

Leisure Clubs & Facilities

Polo Farm Sports Club 01227 769159
 Canterbury Golf Club 01227 453532

Princes Sandwich
 Royal St Georges Sandwich
 Kingsmead Leisure Centre
 Wingham Lawn Tennis Club
 Wingham Short Mat Bowls Club

Healthcare

Wingham Surgery 01227 831900
 Aylesham Medical Practice 01304 840415
 Kent and Canterbury Hospital 01227 766877
 Chaucer Hospital 01227 825100
 Wingham Dental Practice 01227 720294

Education

Primary Schools:
 Adisham Primary 01304 849172
 Wingham Primary 01227 720277
 The Kings School Junior 01227 714000
 Kent College Junior 01227 762436
 St Edmunds Junior 01227 475600
 Northbourne Park Prep School 01304 611215
 Dover College Junior 01304 205969

01304 611118
 01304 613090
 01227 769818
 07956 354990
 Secondary Schools:
 Simon Langton Girls Grammar 01227 463711
 Simon Langton Boys Grammar 01227 463567
 St Roger Manwood Grammar 01304 610200
 Barton Grammar 01227 464600
 King's School, Canterbury 01227 595501
 Kent College 01227 763231
 St Edmunds 01227 475000
 Dover College 01304 205969

Entertainment

The Dog Wingham 01227 720339
 The Duke William Ickham 01227 721308
 The Anchor Wingham 01227 720392
 Marlowe Theatre, Canterbury 01227 787787
 Abode Hotel 01227 766266
 Tor Spa Retreat Ickham 01227 728500

Local Attractions / Landmarks

Wingham Wildlife Park
 Howletts Animal Park
 The Canterbury Tales
 The Beaney House
 Canterbury Cathedral
 Canterbury Heritage Museum

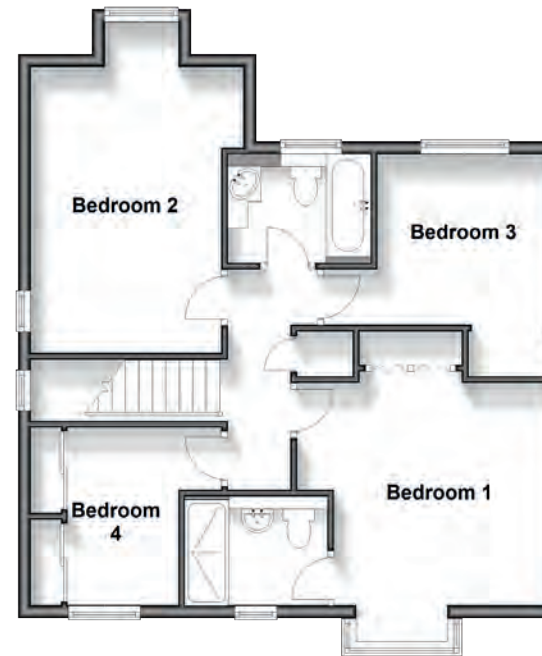
Ground Floor

Approx. 109.7 sq. metres (1180.8 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold

GROUND FLOOR

Entrance Hall	
Cloakroom	
Kitchen/Diner	20'2 x 12'10 (6.15m x 3.91m)
Lounge	20'2 x 14'7 (6.15m x 4.45m)
Dining Room	14'7 x 14'4 (4.45m x 4.37m)
Family Room	17'7 x 8'1 (5.36m x 2.47m)

1ST FLOOR

Landing	
Bedroom 1	14'4 x 12'0 (4.37m x 3.66m)
Ensuite Shower Room	
Bedroom 2	17'2 x 10'7 (5.24m x 3.23m)
Bedroom 3	11'1 x 8'3 (3.38m x 2.52m)
Bedroom 4/Dressing Room	9'9 x 9'0 (2.97m x 2.75m)
Bathroom	

OUTSIDE

- Front Garden
- Driveway
- Garage
- Rear Garden



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 24.04.2025



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