



2 Waterlock Cottages, Canterbury Road, Wingham, CT3 1BH

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

To Let



2 Waterlock Cottages, Canterbury Road, Wingham, Canterbury, CT3 1BH

- Characterful Period Cottage
- Two Bedrooms & Ground Floor Bathroom
- Reception Room With Fireplace
- Off Road Parking For Two Vehicles
- Private & Well Maintained Garden
- Unfurnished
- In The Village Of Wingham
- Close To The Cathedral City Of Canterbury

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



DESCRIPTION:

A delightful and characterful two double-bedroom period cottage, ideally situated in the charming and sought-after village location of Wingham, near Canterbury. This home perfectly blends traditional features with modern convenience, making it an ideal choice for those seeking a peaceful yet well-connected setting.

Upon entering the property, you are welcomed into a spacious and inviting reception room, featuring a charming fireplace that serves as a focal point, along with fitted carpeting that adds warmth and comfort. This versatile living space provides ample room for both relaxation and dining, while also offering access to the first floor and leading through to the kitchen.

The well-appointed kitchen is fitted with a range of wall and base units, complemented by contrasting work surfaces that provide both style and practicality. It comes equipped with an integral electric oven and hob, as well



as a fitted washing machine and fridge-freezer, ensuring all essential appliances are conveniently in place.

The ground floor also hosts a neatly presented bathroom, fitted with a white three-piece suite comprising a wash hand basin, low-level WC, and a panelled bath with overhead shower. To the rear of the property, a useful porch area offers additional storage or utility space and provides direct access to the garden. From here, there is also access to a separate ground floor cloakroom with a low-level WC—ideal for guests and everyday convenience.

Upstairs, the first-floor landing leads to two generously proportioned double bedrooms. Both rooms offer comfortable living space and flexibility for a variety of uses, whether as bedrooms, a home office, or guest accommodation.

OUTSIDE:

To the front, there is off-street parking for two vehicles, a valuable feature in such a desirable village setting. To the rear, you will find a private and well-maintained patio garden, thoughtfully arranged over two separate seating areas—perfect for outdoor dining or entertaining. The garden benefits from not being overlooked, providing a good degree of privacy, and also includes a large garden shed, ideal for storage. Side pedestrian access adds further practicality.

Additional benefits include gas central heating throughout, ensuring comfort all year round.

This charming cottage offers a wonderful opportunity to enjoy village living with character, space, and convenience in equal measure.



TOTAL FLOOR AREA: x sq. ft (x sq. m)



EPC RATING
D



COUNCIL TAX BAND
B



GENERAL INFORMATION
Unfurnished

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