



GUILDCREST ESTATES



98 High Street, Wingham, Canterbury CT3 1BU





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Canterbury CT3 1BU

Asking price **£475,000**

Situated in the heart of the sought-after village of Wingham, this charming Grade II listed mid-terrace home on High Street offers an appealing combination of historic character and modern-day comfort.

Behind its attractive period façade, the property provides well-balanced accommodation arranged over three floors. There are two welcoming reception rooms, offering flexible space for both everyday living and entertaining. The home further benefits from three generously sized bedrooms, two bathrooms and an additional toilet, making it ideally suited to families, professionals, or those working from home.

One of the standout features of this home is the attractive rear garden, a delightful outdoor space perfect for al fresco dining, gardening enthusiasts, or simply unwinding in a peaceful village setting. The garden also provides access to the rear carport, which accommodates two vehicles.

Inside, the property retains its historic charm while offering warmth and comfort, particularly during the colder months when the two log burners create a cosy and welcoming atmosphere.

Wingham is renowned for its strong





community feel, and convenient access to the city of Canterbury, making this an exceptional opportunity to enjoy village life without compromising on connectivity.



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### Key Features

- Village location in Wingham
- Mid-terrace house
- Three spacious bedrooms
- Two cosy reception rooms
- Large garden
- Log burners
- Parking to the rear for 2 cars
- Grade 2 listed property
- Two bathrooms

### Important Information

Freehold  
 House - Mid Terrace  
 1553.00 sq ft  
 Council Tax Band D  
 EPC Rating

£475,000

**High Street, Wingham**  
 Approximate Gross Internal Area = 144.32 sq m / 1553.44 sq ft  
 Carpet Area = 24.75 sq m / 266.41 sq ft  
 Total Area = 169.07 sq m / 1819.85 sq ft  
 For identification only - Not to scale

**GROUND FLOOR**  
 Living Room: 19'1 (5.82) x 9'10 (3.0)

**FIRST FLOOR**  
 Bedroom 1: 14'10 (4.53) x 9'11 (2.72)  
 Dining Room: 10'5 (3.15) x 10'1 (3.07)  
 Kitchen: 12'1 (3.66) x 9'11 (3.01)  
 Bedroom 2: 10'1 (3.08) x 9'6 (2.93)  
 Living Room: 12'7 (3.84) x 7'6 (2.28)  
 Sluag: 15'3 (4.64) x 11' (3.35)

**SECOND FLOOR**  
 Bedroom 3: 14'2 (4.32) x 11'10 (3.61)

Carport: 18'1 (5.50) x 14'9 (4.50)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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