



Woodlands
Preston Hill | Wingham | Canterbury | Kent | CT3 1DB

 FINE & COUNTRY





STEP INSIDE

Woodlands

A rare and exciting opportunity is available for anyone looking for the pleasure of living in a unique country home with stunning rural views, but one that also comes with planning permission for the building of three additional detached houses in the grounds. Ideally located on the outskirts of the picturesque village of Wingham in an elevated position with countryside views as far as the eye can see and backing onto woodland, this charming home is approached along a private driveway that leads to the double garage and a large gravel parking area.

Originally a two bedroom bungalow built in 1952, it has been considerably extended over the years to become a fascinating two storey family home. The front door opens into a porch with herringbone brick flooring and leads to a hall area with engineering oak flooring that flows through much of the property and access to a partially boarded attic, providing plenty of storage facilities. There is a stunning open plan, dual aspect L shaped living room that features a couple of impressive exposed ceiling beams, a fireplace, fitted bookshelves and a large bay window offering a panoramic vista that stretches almost as far as Canterbury.



The attractive adjacent kitchen and dining area is very spacious with pale shaker style units and granite worktops housing a butler's sink, a five ring gas hob, double oven, microwave and dishwasher with space for an American style fridge freezer. It includes a door to the attractive conservatory where you can enjoy the morning sunrises as well as an adjacent cloakroom and utility room with space for laundry appliances.

There is a very large inner hallway with a staircase to the first floor and a superb family bathroom with a linen cupboard, stand-alone oval bath, a walk-in double shower and a charming oval basin on an original washstand. This floor also includes three double bedrooms. One is dual aspect with lovely views and an ensuite shower and separate toilet, another is currently used as a study/workroom, while the main suite features a wall of fitted cupboards with a concealed dressing table, an ensuite shower room and French doors to the rear terrace.

A vast landing greets you on the first floor and is large enough for a lounge area or would make an excellent office space. It leads to three double bedrooms with far reaching views including one with dual aspect, a vaulted ceiling and a double fitted cupboard.

Outside the garden is mainly laid to lawn with shrub borders interspersed with trees backing onto woodland, while the attractive terrace is ideal for outdoor entertaining. There are driveways on each side of the property that will ultimately lead to the new properties.

SELLER INSIGHT

“ Having looked at numerous properties 13 years ago and been disappointed, I fell in love with this house with its wonderful views the moment I saw it and knew it would be a delightful family home.

Over the years we have modernised the house including creating the open-plan living room, enhanced the conservatory and opened up the kitchen and dining area. There are wonderful places to go for country walks straight out of our gate into woodland, to the nature reserve, the nearby Seaton Lakes or round to Wickhambreaux and the excellent Rose Inn or continue round to Ickham for a stop off at the well-known Duke William. While it will be a wrench to leave this special home it is time to start a new chapter and pass the baton on to owners who can take advantage of the planning permission for the building of a four bedroom and two three bedroom detached houses in the grounds.

Wingham is a charming village stretching 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, bakery, and newsagent, as well as a well-regarded primary school, a surgery, dentist and beauty salon. Nearby is the excellent Gibsons farm shop and café serving upmarket and local produce. There are also a multitude of societies and sports clubs, while the recreation ground has been upgraded. For a day out with the family the Wingham Wildlife Park is within roaring distance of the house and not far is the White Mills Aqua Park.

Nearby Adisham has a train station and a primary school rated Outstanding by Ofsted and there are excellent grammar schools in Canterbury, Sandwich and Thanet with first class private schools in Canterbury where you will also find three universities and a further education college. This historic city includes high street stores, individual shops, restaurants, UNESCO heritage site buildings and two mainline stations including Canterbury West with the high speed train that can whisk you to London in under an hour. Frequent bus services go between Sandwich, Deal and Canterbury while 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.







Education

Primary Schools:

Adisham Primary	01304 849172
Wingham Primary	01227 720277
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Northbourne Park Prep School	01304 611215
St Faith's Prep School Ash	01304 813409

Secondary Schools:

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Sir Roger Manwood Grammar	01304 610200
Barton Grammar	01227 464600
The King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Travel

By Road:

Adisham Station	3.2 miles
Sandwich	6.4 miles
Canterbury	6.5 miles

Channel Tunnel

Dover Docks	
Gatwick Airport	
Charing Cross	

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

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

16.7 miles

18.9 miles

72.6 miles

70.4 miles

Leisure Clubs & Facilities

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Princes Sandwich	01304 611118
Royal St Georges Sandwich	01304 613090
Kingsmead Leisure Centre	01227 769818
Wingham Lawn Tennis Club	
Wingham Short Mat Bowls Club	07956 354990

Entertainment

The Dog Wingham	01227 720339
The Duke William Ickham	01227 721308
The Anchor Wingham	01227 720392
The Rose Inn Wickhambreaux	01227 721763
Marlowe Theatre, Canterbury	01227 787787
Abode Hotel	01227 766266

Local Attractions / Landmarks

Wingham Wildlife Park
Howletts Animal Park
Canterbury Cathedral
The Beaney House
White Mills Aqua Park

GROUND FLOOR

Porch	6'5 x 6'0 (1.96m x 1.83m)
Hallway	
Living Room	25'4 into bay x 10'10 (7.73m x 3.30m) + 12'9 x 9'10 (3.89m x 3.00m)
Kitchen and Dining Area	28'9 x 10'6 (8.77m x 3.20m)
Conservatory	14'8 x 7'3 (4.47m x 2.21m)
Utility Room	
Toilet	
Inner Hallway	
Main Bedroom1	3'10 x 12'1 (4.22m x 3.69m)
En Suite Shower Room	
Bedroom 2	11'10 x 9'8 (3.61m x 2.95m)
En Suite Shower Room	
En Suite Toilet	
Bathroom	10'10 x 8'1 (3.30m x 2.47m)
Bedroom 3	12'1 x 10'5 (3.69m x 3.18m)

FIRST FLOOR

Landing/Lounge	17'2 x 10'7 (5.24m x 3.23m)
Bedroom 4	12'7 x 11'11 (3.84m x 3.63m)
Bedroom 5	14'4 x 12'7 (4.37m x 3.84m)
Bedroom 6	10'7 x 9'1 (3.23m x 2.77m)

OUTBUILDING

Garage	16'2 x 16'1 (4.93m x 4.91m)
Workshop	16'0 x 5'3 (4.88m x 1.60m)

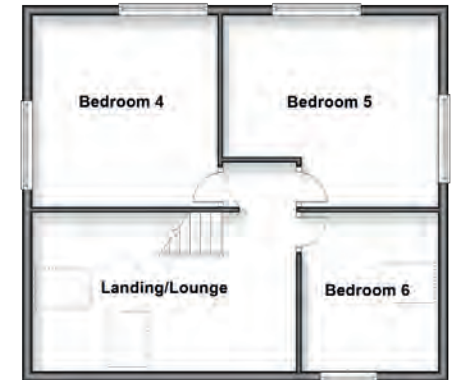
OUTSIDE

Garden

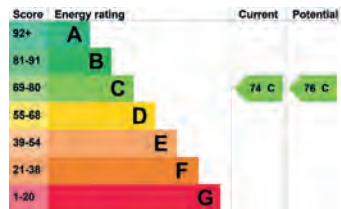
Ground Floor
Approx. 166.7 sq. metres (1794.2 sq. feet)



First Floor
Approx. 57.5 sq. metres (619.3 sq. feet)



Outbuilding
Approx. 24.1 sq. metres (259.8 sq. feet)



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