



Waterlock House
Canterbury Road | Wingham | Canterbury | Kent | CT3 1BH

FINE & COUNTRY



Step inside

Waterlock House

If your dream is to live in a fascinating and characterful property on the edge of a charming and popular village with stunning rural views, this fabulously quirky six bedroom residence could be top of your list. Historically a seed merchant's premises and previously a bed and breakfast with an antique shop, it was originally built in the Georgian era and still retains some wonderful period features. However it has been stunningly but sensitively updated by the current owners as a spacious family home and includes the option to create part of the property as a separate annexe for family members or as a holiday let. As soon as you see the interesting front facade with its original ground and first floor external doors where the sacks of seed used to be delivered and stored as well as the bay and multi-pane sash windows and traditional slate roof you will be eager to see what the inside has to offer.

The primary front door opens into an entrance hall with a period staircase to the first floor and access to the versatile ground floor accommodation. This includes an impressive 28ft kitchen and breakfast area and features herringbone oak parquet flooring and a wide central archway creating a delightful open plan feel. Family and friends can sit round a table enjoying a meal in the charming breakfast area with its large bay window and original half height fitted cupboards flanking a lovely open fire with an attractive surround and mantelpiece. While the contemporary kitchen includes an inset range cooker with an induction hob, very smart shaker dark blue style units with marble resin worktops housing an integrated fridge freezer and dishwasher as well as a peninsular breakfast bar and lovely views over the rear garden and the surrounding countryside.

There is also a large cellar where you can store your favourite wines and steps down to a spacious fitted boot room with storage units and wide French doors to the rear terrace. A charming snug is just the place for the family to relax in front of an open fire while the adjacent study with the original shop window and fitted book shelves providing a delightful working environment.

A separate front door opens to a secondary staircase that leads to a large landing on the first floor as well as a utility room with the original vast barn doors to the street that can also be accessed from the snug. It includes units housing an induction hob, oven and dishwasher as well as stand-alone laundry facilities and a control systems cupboard. This side of the house also features a library with shelving and steps down to the superb barn conversion with underfloor heating, a cloakroom and a wonderful triple aspect, lounge/diner with a high vaulted ceiling and crossbeams that is nearly 40ft long. It leads to the impressive games room that is large enough for a full size snooker table while still leaving space to incorporate a bar and seating or a well-equipped gym.

It would be possible to adapt this whole area to create a separate single storey annexe, however the first floor landing also includes stairs to the second floor where you will find three charming air conditioned double bedrooms. These have vaulted and beamed ceilings and en suite facilities including one with an integral bathroom, another with a shower room and the third has a cloakroom. So it would be easy to create an alternative three storey annexe for holiday lets or adult children, while still leaving the vast lounge/diner and games room available for the whole family.

There is an impressive multi-pane sash window on the main staircase half landing providing excellent countryside views. The first floor features a fabulous luxury family bath/shower room with a central copper and brass slipper bath, a double shower, large fitted cupboards and an original fireplace. There are three double bedrooms including one with an ensuite shower and an original fireplace while a brick archway leads to the master suite that has a fitted walk in wardrobe, en suite shower room and rural views.

The beautifully landscaped south facing rear garden is a delight with a large decked terrace for outdoor entertaining and a gate flanked by charming olive trees leading to pathways bordered by a lawn and impressive shrub beds, while at the end of the garden is the Wingham river bordered by fields.









Seller Insight

“ When we bought this lovely house, we thought it would be our 'forever' home and so we upgraded it and converted the barn into additional accommodation as well as creating the charming rear garden. However our plans have changed so we hope that another family will be able to enjoy everything we have done to enhance this characterful property.

We love the location and the fact there is a bridge over the river so we can stroll along a footpath to the excellent Duke William pub and restaurant in nearby Ickham. Wingham is a delightful and attractive village that stretches out along a tree-lined high street dominated by the tall green spire of the historic Grade I Listed St Mary's Church with its 13th century arches. There are 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 gastropub with accommodation, winner of the 2019 Great British Pub award, the Wingham Central Stores, the Wingham Country Market, a post office, bakery, surgery and dentist. Not far away is a garden centre and the excellent Gibsons food hall and farm shop. There are also a multitude of societies, sports clubs and a recreation ground while, 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 nearby Sandwich and Canterbury and top private schools in Canterbury. Here you will also find three universities and a further education college as well as high street stores, individual shops, restaurants, historical 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 through Wingham to Sandwich, Deal and Canterbury while the A2 is not far if you want to drive to London or 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 Information

Adisham Station	2.6 miles
Sandwich	6.7 miles
Canterbury	6.0 miles
Channel Tunnel	18.7 miles
Dover Docks	17.1 miles
Gatwick Airport	72.0 miles
Charing Cross	69.7 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	01304 611118
Royal St Georges Sandwich	01304 613090
Kingsmead Leisure Centre	01227 769818
Wingham Lawn Tennis Club	07956 354990
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
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Northbourne Park Prep School	01304 611215

Secondary Schools:

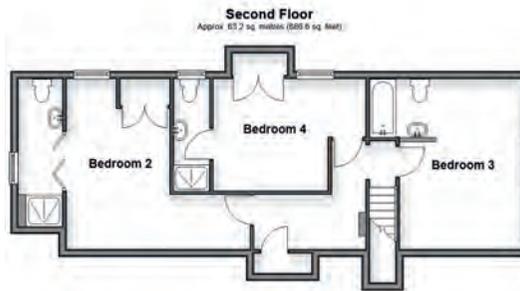
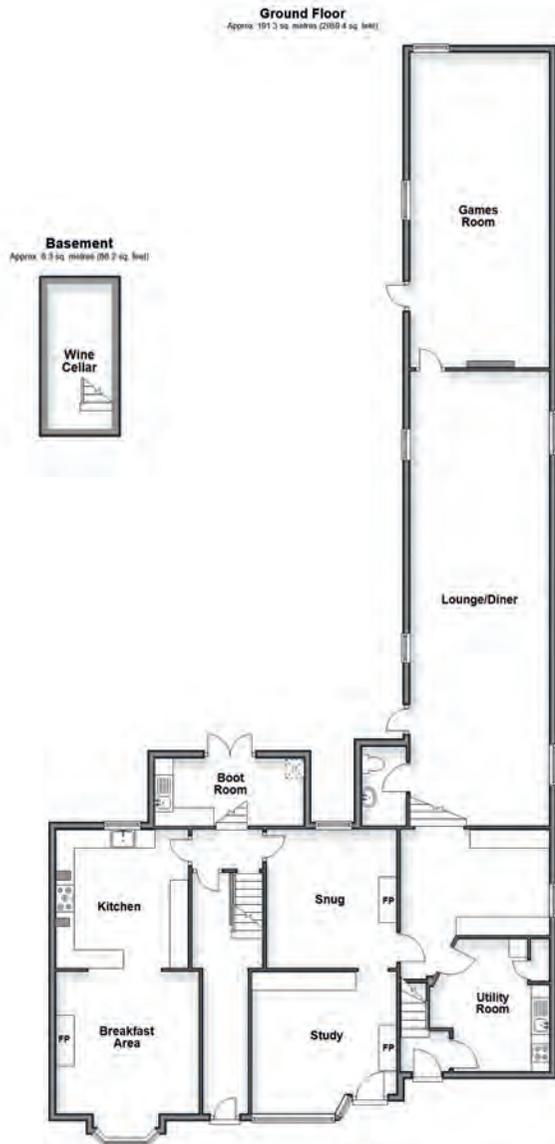
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
St Roger Manwood Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

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

Local Attractions / Landmarks

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



GROUND FLOOR

Entrance Hall	
Study	12'9 x 12'5 (3.89m x 3.79m)
Snug	12'1 x 11'7 (3.69m x 3.53m)
Kitchen	12'1 x 11'7 (3.69m x 3.53m)
Breakfast Area	13'9 into bay x 12'9 (4.19m x 3.89m)
Boot Room	13'3 x 6'2 (4.04m x 1.88m)
Utility Room	14'9 x 10'4 (4.50m x 3.15m)
Inner Hall	
Cloakroom	
Lounge/Diner	39'3 x 11'8 (11.97m x 3.56m)
Games Room	27'0 x 12'9 (8.24m x 3.89m)
BASEMENT	
Wine Cellar	10'9 x 5'6 (3.28m x 1.68m)

FIRST FLOOR

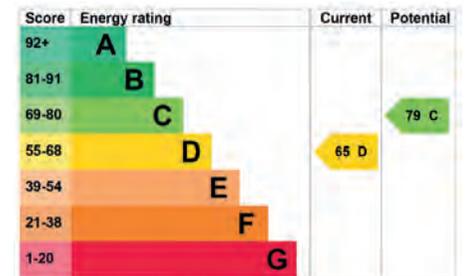
Landing	
Master Bedroom	13'1 x 11'5 (3.99m x 3.48m)
En Suite Shower Room	
Walk In Wardrobe	
Family Bath/Shower Room	13'3 x 12'8 (4.04m x 3.86m)
Bedroom 6	12'9 x 10'6 (3.89m x 3.20m)
Bedroom 5	12'6 x 11'9 (3.81m x 3.58m)
En Suite Shower Room	

SECOND FLOOR

Landing	
Bedroom 3	14'11 x 10'11 (4.55m x 3.33m)
En Suite Bathroom	
Bedroom 4	12'9 x 9'8 (3.89m x 2.95m)
En Suite Shower Room	
Bedroom 2	16'1 x 14'10 (4.91m x 4.52m)
En Suite Shower Room	

OUTSIDE

Rear Garden
Front Garden
Driveway



Council Tax Band: G
Tenure: Freehold



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 21.11.2025



Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

