

WINGHAM

Guide Price: £325.000 Freehold

WHITNEY HOMES
COASTAL, TOWN & COUNTRY

12 Oxenden Crescent
Wingham
Canterbury
CT3 1BP

DESCRIPTION

Oxenden Crescent is a lovely well-presented two- bedroomed semi-detached bungalow, built in the early 1960's.
The property has been recently decorated and updated which includes a newly fitted bathroom suite.

The property is of brick construction, with double- glazed window and doors beneath a pitch tiled roof.

FEATURES

Porch: Half glazed entry door.
Entrance Hall: Half- glazed entry door, storage cupboards, loft hatch, and wood effect flooring.
Sitting room: Central chimney breast, with exposed brick and gas flame fire, wood -effect flooring, picture window and glazed door opening onto the rear garden.
Kitchen: Attractive range of base and wall mounted cabinets, with integrated appliances including, electric oven, gas hob, extractor, dishwasher, housing for fridge/freezer. Ladder cupboard, and glazed door to the rear garden.
Two double bedrooms: Double - glazed window to the front
Family bathroom : Beautifully fitted with a shower cubicle, chrome fittings, WC, hand basin set in vanity unit.
Garden: Sun terraces, lawned, flower borders, garden shed, side gate for front access.
Off road parking: For one car.

OUTSIDE

The front garden has a path leading to front entrance, lawned with flower boarders and gravel parking space.
Rear gardens are lawned with sun terraces, garden shed, side gate for access, flower borders and shrubs, all enclosed with timber fenced boundary.







SITUATION

Oxenden Crescent is tucked away just behind the High Street, in the sought after and very popular pretty village of Wingham. The village offers a wide variety of local amenities such as a village store, Post Office, bakery, doctor's surgery, and dental practice. Wingham also has a very good primary school, public houses/restaurants and the beautiful 13th Century St Mary's the Virgin Grade I Listed church.

Recreation and sports facilities include Wingham Wildlife Park, Howletts Zoo, a good selection of golf courses including Royal St George's at Sandwich, Polo Farm Sports Complex at Littlebourne, and sports centre and swimming pools can be found in Canterbury, Deal, and Dover and the nearby and popular cinque port town of Sandwich with its popular marina.

The historical city of Canterbury also offers an excellent shopping centre, along with numerous restaurants, wine bars and cafés, the Marlow Theatre and many other cultural interests.
There is also a good selection of schools in both the private and state sectors to include girls' and boys' Grammar schools, colleges and universities.

Transport connections are also good, with two mainline railway stations running from Canterbury with Canterbury West offering the high-speed service to London St Pancras. The A2, which connects into the M2 and M20, is within easy reach, as is the Port of Dover and the Channel Tunnel terminal at Cheriton, offering cross channel services to the Continent.
There is also a very good bus service which operates into Canterbury and neighbouring towns and villages.

DIRECTIONS

Head out of Canterbury via A257 towards Sandwich, passing through the village of Littlebourne. Continue following signs for Sandwich and on entering the village of Wingham, at the junction by the Dog Inn, keep left and head down the High Street passing through the pelican traffic lights, then take first left in to North Court Road then left again into Oxenden Crescent, the property will be found a little way up on the left.

Property Information

Services: All mains' services are connected.
Council Tax band: **C**

Viewings: Strictly through Whitney Homes.
T: 01303 262853
E: info@whitneyhomes.co.uk







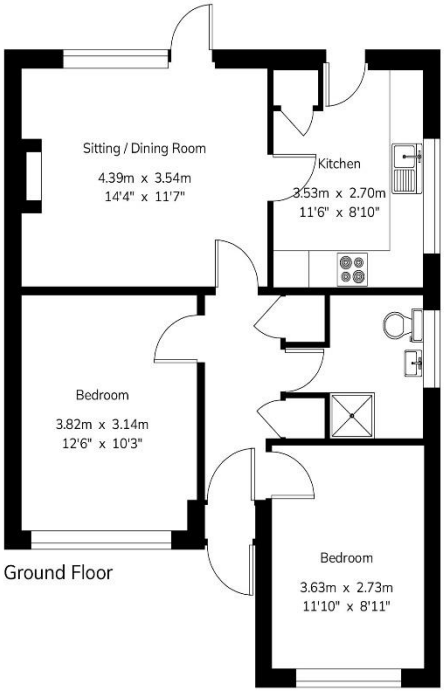






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Gross Internal Area : 60.2 sq.m (647 sq.ft.)

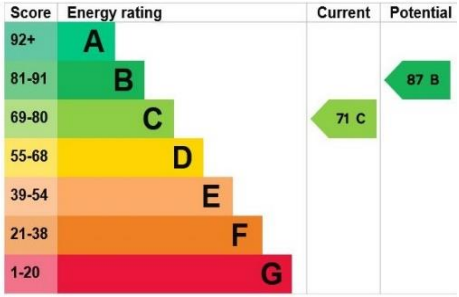




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