



# Goodnestone, Wingham

Guide Price £425,000 Freehold



2Fitzwalter Cottages  
Sadlers Hill  
Goodnestone  
CT3 1PE

**SITUATION**

The property is situated on a small development on Sadlers Hill in Goodnestone, a quintessential village in the heart of the Kentish countryside, renowned for its period properties and deep-rooted history.

The village has notable literary connections, including Jane Austen, who frequently visited, and M.R James, the celebrated author of ghost stories who lived in The Vicarage. Goodnestone offers a primary school, and a characterful church that hosts regular concerts, along with the beautiful Goodnestone Park, an 18<sup>th</sup> century stately home set within 14 acres of gardens and grounds, open most days of the year and hosting outdoor summer theatre and Christmas fairs. The nearby popular village of Wingham features a busy high street with everyday amenities, including general stores, a post office, and a good selection of public houses and restaurants.

The historic cathedral city of Canterbury lies approximately 9 miles away and offers an excellent shopping centre, a wide range of cultural attractions, and an extensive choice of schooling in both the state and private sectors, including boys' and girls' grammar schools. Leisure amenities in the surrounding area include sports centres and swimming pools, championship cricket, and an excellent choice of golf courses including Princes at Deal and Royal St Georges at Sandwich. Fishing and water sports are available along the coast.

Transport links are strong, with the A2 providing access to the M2, M20 and M25 motorway networks. High-speed rail services run from Canterbury West, Sandwich and Dover to London St Pancras, while the Port of Dover and the Channel Tunnel terminal at Cheriton offer services to the continent.



## DESCRIPTION

2 Fitzwalter Cottages is a generous and well-proportioned three-bedroomed semi-detached house, believed to have been built in 2008.

The property is constructed of attractive red brick with a tile-hung façade, doubled-glazed panelled windows, an attractive Dutch-style gabled entrance porch and a tiled roof.

This highly sought-after small development has been thoughtfully designed to complement the many historic homes within the village of Goodnestone.

## FEATURES

- **Entrance Hall:** stairs to first floor, understairs storage cupboard, oak-style flooring
- **Kitchen/breakfast room:** an attractive range of wall and base units incorporating integrated appliances, including ceramic hob, extractor hood, double oven, and fridge/freezer, with Amtico flooring
- **Sitting room:** feature brick fireplace with wood-burning stove, recess box bay window, oak-style flooring
- **Dining/summer room:** full height glazed window with patio doors opening onto the gardens, and oak-style flooring
- **WC:** pedestal hand basin, radiator, partially tiled walls
- **First floor landing:** loft hatch
- **Master bedroom:** built-in wardrobes, window to side, Amtico flooring
- **En suite:** shower cubicle, WC, pedestal hand basin, partially tiled walls, chrome towel radiator, Amtico flooring
- **Bedroom 2:** double bedroom
- **Bedroom 3:** double bedroom with some restricted height, built-in wardrobe
- **Family bathroom:** panelled bath, chrome fittings, WC, pedestal hand basin, chrome towel radiator
- **Gardens:** enclosed and well-planted with mature perennial and annual planting
- **Garage:** en bloc



## OUTSIDE

The property occupies a corner plot, with gardens that wrap around the house, laid mainly to lawn with an abundance of planting, a pergola adorned with honeysuckle, and enclosed by wrought-iron railings and mature shrub boundaries.

## REAR GARDENS

The rear gardens are laid to lawn and feature a sun terrace, mature shrubs and trees, and perennial and annual planting. The gardens are enclosed by timber fencing and benefit from outside lighting, with a side gate providing access to the garage.

## GARAGE

The garage is en bloc and situated just to the side of the property. It is brick built with timber cladding, fitted with wooden garage doors, and benefits from both power and lighting.

## PROPERTY INFORMATION

**Services:** Mains water, electricity and drainage, oil central heating.

**Local Authority:** Dover District Council

**Council Tax Band:** E

## Agents note:

The garage is the middle garage of three and forms part of a flying freehold.

## VIEWINGS

Strictly by appointment through Whitney Homes

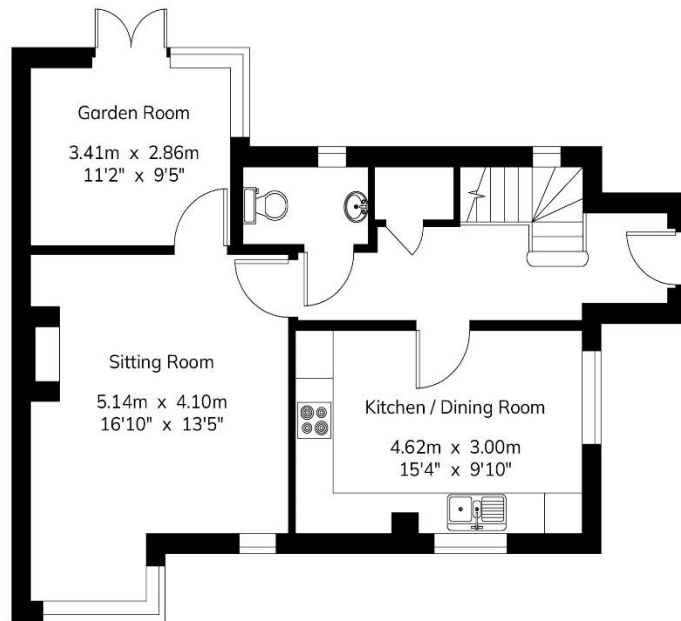
**Tel:** 01303 262853

**E:** [info@whitneyhomes.co.uk](mailto:info@whitneyhomes.co.uk)

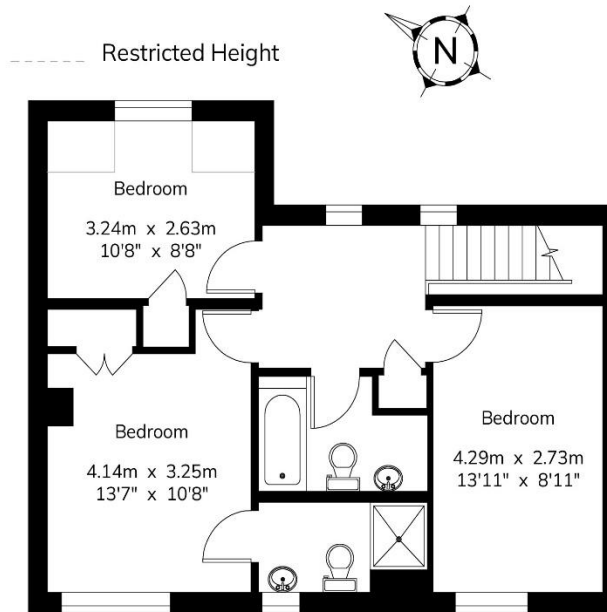


## 2 Fitzwalters Cottages

Gross Internal Area : 109.3 sq.m (1177 sq.ft.)



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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