

WINGHAM

Guide Price £425,000 Freehold

WHITNEY HOMES
COASTAL, TOWN & COUNTRY


FAMILY

4 Ashen Tree Cottages
Preston Hill
Wingham
CT3 1DA



DESCRIPTION

4 Ashen Tree Cottages is a good size family semi-detached home, which has been much improved by the current owners, and includes an impressive kitchen extension.

The property, we believe was built in the late 1950 early 60's with later additions. Construction is brick under a tiled roof with a central chimney stack, double glazed windows, side entry door, with flat hood.

Internal features to the ground floor are open plan with an impressive kitchen, family breakfast area, patio doors opening onto the lovley garden. The modern kitchen includes integrated appliances, roof lantern, and engineered oak flooring which sweeps through the ground floor.
The sitting room and dining area have feature fire places, with a wood burner in the sitting room area, complimented with oak bressummer. Also, on the ground floor there is a separate utility room and family bathroom.





OUTSIDE

The garden is of a generous size, (0.114 of an acre) and the property sits well back into the plot and backs onto orchards. The front garden is lawned with gravel area providing ample parking, mature trees and shrubs.

The impressive rear garden is also lawned with sandstone sun terrace perfect for entertaining and family BBQs. There are raised vegetable beds, shrubs, large timber workshop outbuilding with power and light, enclosed and fenced boundaries.

PROPERTY INFORMATION

Services: All mains' services are connected
Local Authority: Dover District Council
Council Tax Band: C

FEATURES

Entrance Hall : Stairs to first floor, cloak cupboard.
Sitting Area: Feature fireplace with wood burning stove and oak bressummer, engineered oak flooring**.**
Dining area: Double glazed window to the front, engineered oak flooring,
Kitchen/breakfast room: Beautifully fitted kitchen with base and wall mounted cabinets, integrated appliances to include gas hob, extractor, and electric double ovens, island, attractive tilling, engineered oak flooring. Off the breakfast area are patio doors opening onto the sun terrace.
Utility area: Space and plumbing for washing machine and tumbler dyer, boiler supplying heating and hot water, and side door.
Family Bathroom: Modern white bathroom suite, with shower over bath and chrome fittings, WC, hand basin on pedestal, attractively tiled.
First floor landing
Master bedroom: Double glazed windows overlooking the rear garden and farmland beyond, range of built in wardrobes.
Bedroom 2: Double glazed window to the front.
Bedroom 3: Double glazed window to the rear, and attractive cast iron feature fireplace.
WC: With hand basin set into a vanity unit, and linen cupboard.
Rear garden: Enclosed well-stocked rear garden
Parking: Off-road for ample parking.
Workshop: with power and light.

DIRECTIONS

Head out of Canterbury via A257 towards Sandwich, passing through the village of Littlebourne. Continue, following signs for Sandwich. On entering the village of Wingham, head straight through The High Street and then bear left onto Preston Hill. The property will be found about half a mile on the right-hand side.

VIEWINGS

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







SITUATION

4 Ashen Tree Cottages are located just on the edge of the pretty village of Wingham on Preston Hill, which enjoys the far-reaching surrounding rural views, and only around half a mile from Wingham High Street which 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. Public houses/restaurant includes the popular Dog Inn.

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 centres and swimming pools can be found in Canterbury, Deal and Dover, and the nearby popular Cinque Port town of Sandwich with its popular marina.

The historic City of Canterbury 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 including girls' and boys' grammar schools, colleges and universities.

Transport connections are 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 that operates into Canterbury and neighbouring towns and villages.





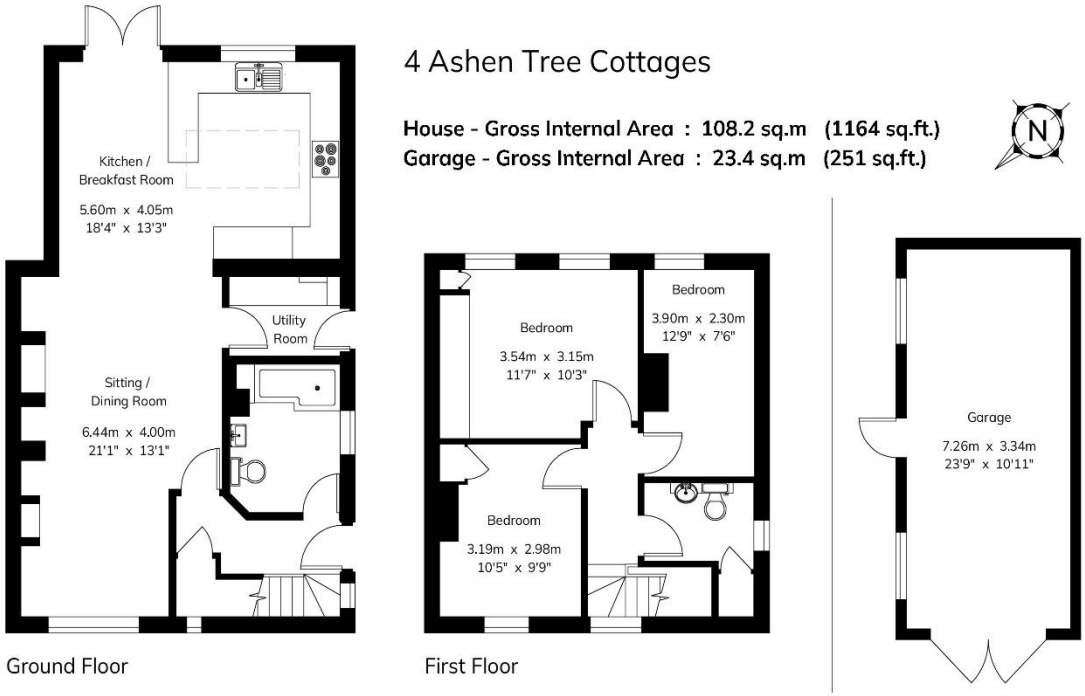






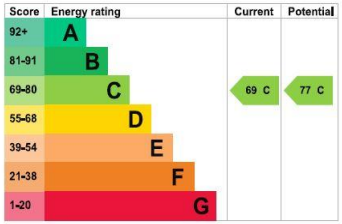
4 Ashen Tree Cottages

House - Gross Internal Area : 108.2 sq.m (1164 sq.ft.)
Garage - Gross Internal Area : 23.4 sq.m (251 sq.ft.)









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 havebeen 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 givenas 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.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk

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