



GOODNESTONE NR WINGHAM

Guide Price £575,000 Freehold.



WHITNEY HOMES
COASTAL, TOWN & COUNTRY



The Cottage
The Street
Goodnestone
Nr Wingham
CT3 1PG

SITUATION

Goodnestone is located in the heart of the typical Kentish countryside, a quintessential village, which includes many period properties and steeped in hundreds of years of history.

The village connections include Jane Austen, who frequently visited the village, and M.R James who was best known as the author of ghost stories who lived in The Vicarage. The village offers the very welcoming and pretty Fitzwater's Public House, primary school, characterful church, which hosts regular concerts, and the beautiful Goodnestone Park, an 18th century stately home, surrounded by 14 acres of gardens and grounds which are open most days throughout the year, and host outdoor summer theatre and Christmas fairs. The popular village of Wingham is nearby with its busy high street and offers everyday facilities such as general stores, post office, good selection of public houses and restaurants.

The historical cathedral city of Canterbury is around 9 miles away and offers an excellent shopping centre, many cultural interests, a good choice of schools both in the state and private sectors along with boys and girls grammar schools. Leisure facilities in and around the area include sports centres and swimming pools, championship cricket, excellent choice of golf courses including Princes at Deal and the Royal St Georges at Sandwich. Fishing and water sports can be found along the coasts.

Connections are also good with the A2 linking M2/M20 and M25 motorway networks. The high-speed trains operate from Canterbury West, Sandwich and Dover into London St Pancras. The Port of Dover and the channel tunnel terminal at Cheriton both operate services to the continent.



DESCRIPTION

The Cottage, is a charming and characterful GII listed semi-detached cottage, with a listing of C18 and altered early 19th century.

Construction is red Flemish bond brickwork with dogtooth eaves cornice, attractive Dering windows, under tiled roof, internal feature includes inglenook and cast-iron feature fireplace, beams, brick flooring, and pretty latch doors.

The current owner has sympathetically extended, restored and refurbished the cottage to a practically high standard whilst retaining many of the beautiful original features which creates a delightful period home.

We also understand under the current listed buildings consents granted, would allow the new owners to add a staircase off the existing landing to the second floor, which would create access to bedroom 3 and add a fourth bedroom and bathroom.

FEATURES

- **Sitting Room**, Inglenook fireplace with wood burner, original brick tiled flooring, Dering windows exposed beams to ceilings.
- **Kitchen/Breakfast room**, a range of base and walled mounted cabinets, china sink, integrated appliances to include electric oven and wine fridge, ceramic hob, ceiling extractor, wooden worktops and tiled flooring.
- **Utility**, space and plumbing for washing machine, wooden worktops, stone sink.
- **WC**. High level cistern and hand basin.
- **First Floor**,
- **Master bedroom**, exposed beams, feature fireplace, built in wardrobes, concealed door leading to bedroom 3, Dering windows.
- **Bedroom 2**, double bedroom, panelled windows overlooking the rear garden.
- **Family bathroom**, panelled bath with chrome shower head, WC, hand basin set into vanity unit, wood panelling and attractive tiling.
- **Second Floor**
- **Bedroom 3**, double bedroom with beams.
- **Gardens and off parking**



OUTSIDE

To the front of the property is access off The Street onto a gravel drive which provides ample parking, mature trees, shrubs and ornamental wall, a side gate gives access to the rear gardens and entrance to the cottage.

The rear gardens have a sun terrace to the side and rear of the property, with wooden table and benches and BBQ area, a few steps and attractive railway sleepers lead to the lawns, flower borders, and raised vegetable beds. The gardens are enclosed with a mature hedge tree and fenced boundaries.

DIRECTIONS

Head out of Canterbury via the New Dover Road, turn left at the traffic lights by Waitrose and follow signs for A257 Sandwich. Continue straight through the village of Littlebourne and on entering the village of Wingham, turn right just past the Dog Inn onto the Adisham Road. Then, take second left into Staple Street, bear right onto Goodnestone Road and continue straight, towards T- Junction turn left and continue on Goodnestone road, then bear right onto Saddlers Hill. Follow the country lane around until you reach the cross road, and then turn right onto The Street. The property will be found a little way up on the on the right hand side.

PROPERTY INFORMATION

Services: Mains water, mains electric, and drainage.

Local Authority: Dover District Council

Council Tax Band: D

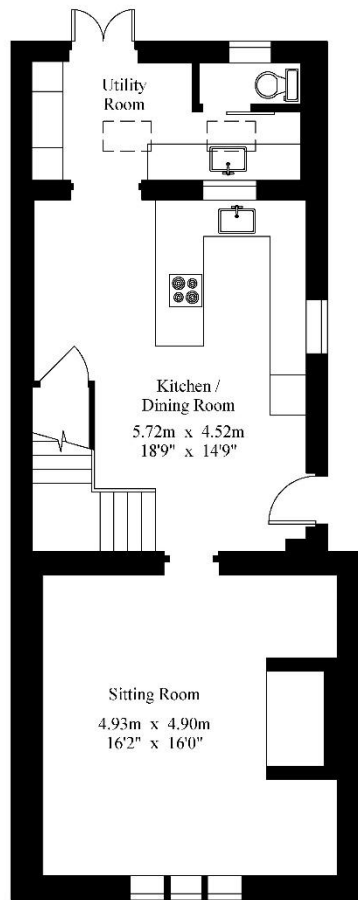
VIEWINGS

Strictly by appointment through Whitney Homes

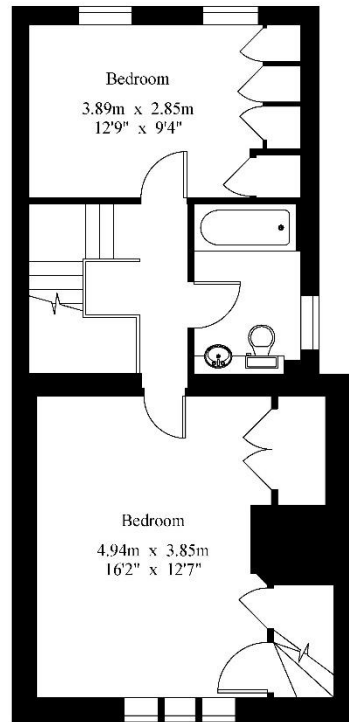
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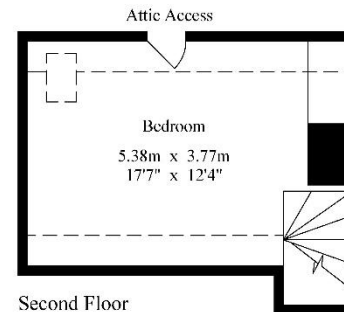


Ground Floor

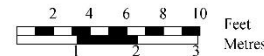


First Floor

The Cottage
Gross Internal Area : 136.5 sq.m (1469 sq.ft.)



Second Floor



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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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