



WINGHAM

Guide Price £1,300,000 Freehold



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COASTAL, TOWN & COUNTRY



So nice
2011
Dora
Robby
Harry
Talia
Oliver
Romy was here
2015



The Grange

The Old Fairground

Wingham CT3 1BU

DESCRIPTION

The Grange is a substantial and individually designed six-bedroom detached house which is arranged over three floors and built to a particularly high standard and specification in 2005.

Construction is attractive red brick with tiled hung façade dormer windows to first and second floors, pitch tiled hood over entry door, and tiled roof. The property also benefits from newly fitted Halo black exterior coated double glazed windows and doors.

Some of the property's internal features include oak flooring which sweeps through the ground floor, upgraded Roca shower room, modern contemporary fitted kitchen, and integral vacuum system. Other features include, surround sound music system, wired to mains smoke alarms and for added security and peace of mind is a security alarm system and outside lighting.

OUTSIDE

The property is approached off the High Street down a private lane which leads onto a gravel drive which provides ample parking, the drive is edged with picket & chain fencing, flower borders and side gate gives rear access.

The extended rear gardens are laid to lawn which sweep around the property and gently roll away towards the river. The sun terraces provide space for entertainment and also to enjoy an evening sundowner whilst taking in the lovely views of the river and adjoining landscape.

Within the grounds there a couple of timber storage sheds, outside lighting, and mature tree shrubs all enclosed by a timber fenced boundary.

PROPERTY INFORMATION

Services: Mains water, electricity, Gas and drainage.

Local Authority: Dover District Council

Council Tax Band: G.



FEATURES

- **Entrance hall**, oak flooring, stairs lead to first floor, deep understairs storage cupboard, cloaks cupboard and stable door opens onto the rear gardens.
- **Cloak room/WC** with hand basin.
- **Sitting room**, Inglenook feature fireplace with bressummer and wood burner, oak flooring, and glazed doors lead through to the conservatory, patio doors open on to the sun terrace.
- **Conservatory**, double glazed on brick plinth with pitch polycarbonate roof, doors open onto the garden.
- **Kitchen/breakfast/dining/family room**, beautifully fitted bespoke kitchen, with walk in larder, range of base and all mounted cabinets, to include integrated appliance with Neff ovens/microwave, ceramic hob, dishwasher, housing for American style fridge/freezer, central island complimented with quartz work surfaces. In the family area, there's a gas wood burner, French doors open onto the gardens.
- **Utility room**, range of base and wall mounted cabinets, including butler sink, space and plumbing for washing and tumble dryer, attractive wooden worktops and double-glazed door open to the gardens.
- **First floor**, spacious landing, stairs to second floor, linen/airing cupboard. (Potential to create another room)
- **Master bedroom**, double aspect impressive master bedroom suite, with range of built-in wardrobes.
- **En-suite shower room**, walk-in shower cubicle, wall mounted hand basin and WC, chrome fitting and ladder radiator, attractively tiled.
- **Guest bedroom 2**, range of built-in wardrobes. **En-suite shower room**, with shower cubicle, hand basin and WC, attractive tiling to walls and floor.
- **Bedroom 3**, currently arranged as an office.
- **Family Bathroom**, Walk-in shower cubicle, with chrome fitting and rain head, separate bath, hand basin on vanity unit, WC, travertine tiling. Chrome ladder towel radiator.
- **Second Floor**
- **Three further bedrooms**, one has a walk-in dressing /study area.
- **Shower room**, newly fitted with Roca fixtures and fittings, under floor heating, all beautifully and stylishly tiled.
- **Gardens and grounds**, mainly laid to lawn with river views
- **Double Integral Garage**, with automatic doors power and light, and houses the integral vacuum system.



SITUATION

The Grange is situated in a private lane just off the high street set in the much sought after and very popular pretty village of Wingham, 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.

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 a 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 Wingham at the junction by the Dog Inn, keep left and head down the High Street passing through the pelican traffic lights, then turn left into the private lane. The Old Fairground is opposite the Bakery Shop and The Grange is the third house on the right-hand side.

VIEWINGS

Strictly by appointment through Whitney Homes

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The Grange

Approximate Gross Internal Area = 385.0 sq m / 4144 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID945985)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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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