



# Goodnestone, Wingham.

Guide Price £665,000 Freehold.



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY



6 Fitzwalter Meadow  
Goodnestone  
Nr Wingham  
CT3 1FB

**SITUATION**

The property is situated on a small development in Goodnestone, a quintessential village in the heart of the typical Kentish countryside 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 Fitzwalter Arms Public House, primary school, characterful church, which hosts regular concerts, and the beautiful Goodnestone Park, an 18<sup>th</sup> 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, a 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 coast. 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.

**VIEWINGS**

Strictly by appointment through Whitney Homes

Tel: 01303 262853

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



### DESCRIPTION

6 Fitzwalter Meadow is a substantial, double bay, double fronted Five-bedroomed detached house, built by Hillreed Residential Developments in 2008.

Construction is of attractive red brick with tiled and weather board façade under tiled roof. Double glazed sash and casement windows, central doorcase with hood. The detached brick-built garage with external stairs, gives access to the useful studio room above.

The property is arranged over three floors which provides flexible and ample accommodation, perfect for modern-day family living.

The entrance hall will sure to impress with its central dual stairs leading to a spacious, galleried landing.

There are four bedrooms on the first floor, (bedroom 6 is now arranged as a dressing room for the Master bedroom), to the second floor are two further double bedrooms, one with en-suite.

### OUTSIDE

To the front of the property is lawned with mature hedge and rail fencing, mature shrubs and path leading to the front entrance.

### REAR GARDENS

The rear gardens are lawned, which extend around the garage which create a further garden area, there's raised sleeper flower beds sun terrace, perfect for entertaining and BBQs. A rear gate gives access to the parking area and garage. the garden is enclosed with fence and mature hedge boundary.

### DETACHED GARAGE /STUDIO

Brick built and timber clad garage, with wooden garage doors, power and light, external stairs lead to the studio which has power and light, (we also understand water can also be connected to create a shower room).

### 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. Take the second left into Staple Street, bearing 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 and just before the cross roads, turn left into Boyes Lane then take the first left into Fitzwalter Meadow. The property will be found straight ahead.



## FEATURES

- **Entrance Reception Hall**, central dual staircase, leads to galleried landing, understairs storage cupboards.
- **Sitting room**, sash bay window, feature fireplace with wood burner, French doors open onto rear garden.
- **Kitchen/Breakfast Room**, range of base and wall mounted cabinets, some glass fronted for display with lighting, integrated appliances to include electric ovens, dishwasher, ceramic hob, and chrome extractor, housing for American fridge freezer, central island, all complimented with wood and granite worktops, French door opens onto rear gardens.
- **Dining Room**, box bay window with French doors opening onto the gardens.
- **Utility**, base units, space and plumbing for washing machine.
- **WC**, hand basin tiling to walls.
- **First floor galleried Landing**, two sash double glazed windows to the front, stairs to second floor.
- **Master bedroom/Dressing room**, bay sash window to the front, dressing room, window to the rear.
- **Ensuite Bathroom**, separate shower cubicle, panelled bath, WC and hand basin, chrome ladder radiator, tiling to walls.
- **Bedroom 2 and 3**, double glazed windows.
- **Family Bathroom**, panelled bath, pedestal hand basin, WC, chrome ladder radiators tiled walls.
- **Second Floor** storage cupboard.
- **Bedrooms 4**, double bedroom with double glazed panelled windows.
- **Guest bedroom 5**, with walk in storage cupboard.
- **En suite Shower room**, WC hand basin, tiled walls.
- **Garage, with studio above**, skylight windows, and glazed panelled entry door, power and light.
- **Gardens**

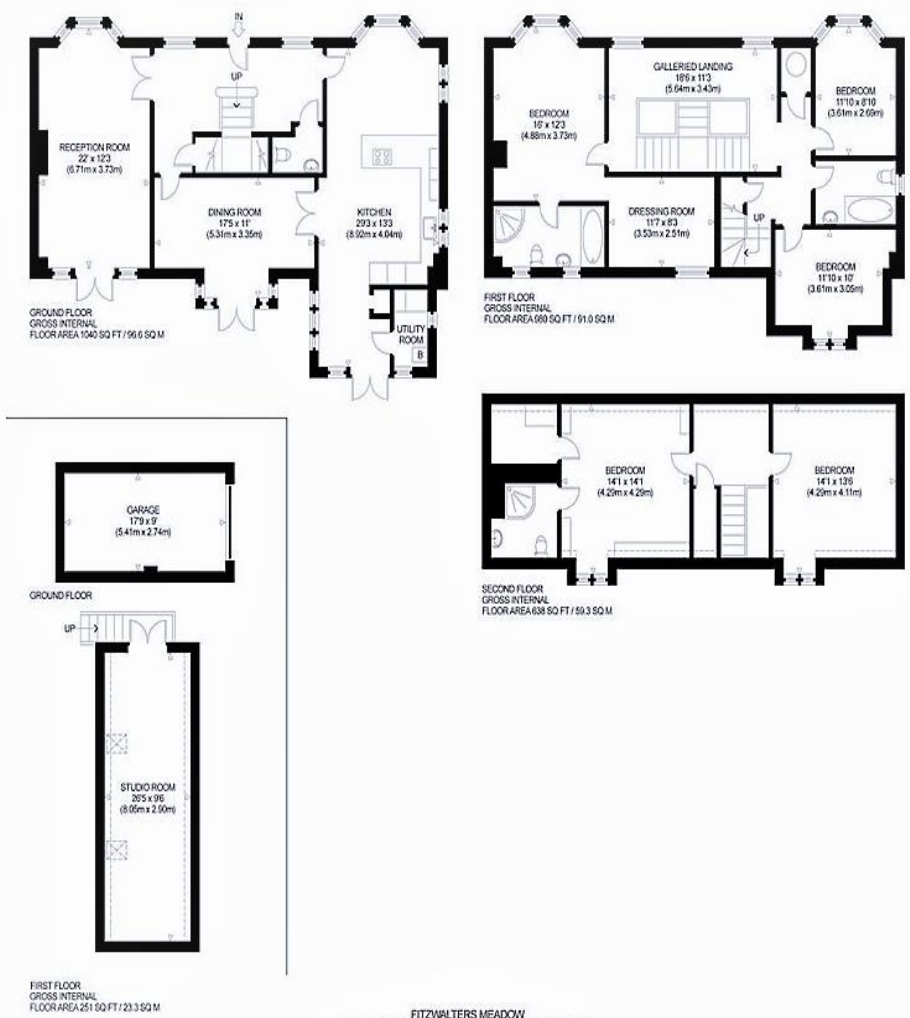
## PROPERTY INFORMATION

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

**Local Authority:** Dover District Council

**Council Tax Band:** G





**FITZWALTERS MEADOW**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2658 SQ FT / 246.9 SQ M  
EXTERNAL STUDIO ROOM AREA 251 SQ FT / 23.3 SQ M  
TOTAL COMBINED FLOOR AREA 2909 SQ FT / 270.2 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT BUT EXCLUDING GARAGE)  
All measurements and fixtures including doors and windows

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92+	A		
81-91	B		82 B
69-80	C	76 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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