



Oxenden House, 43 High Street, Wingham

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Oxenden House, 43 High Street, Wingham, Kent, CT3 1AB

£475,000

Oxenden House is a stunning Grade II Listed mid-terrace property with extensive accommodation arranged over four floors, displaying a wealth of period character throughout. Presented in immaculate order the home offers high ceilings, open fireplaces, exposed wooden floors and original stripped pine panelled doors. The accommodation comprises; spacious entrance hall, sitting room / dining room with attractive front bay window having bespoke fitted shutters and window seat. A staircase leads from the inner hall to the lower ground floor which currently provides a spacious sitting room / library / guest accommodation - also a great area for older children! The kitchen is bespoke and well fitted and overlooks the rear garden with further access to the utility area and a further door leading to a useful shower room/cloakroom.

The first floor has a well-proportioned master bedroom with a spacious en-suite shower room and a separate family bathroom. The accommodation is completed with three further bedrooms on the second floor. The rear windows from this level enjoy lovely countryside views.

The rear garden is well designed with a paved terrace beyond which is a lawned area bounded by a well-stocked and established array of herbaceous and shrub borders.

The picturesque and highly sought after village of Wingham offers an extensive range of facilities which include reputable public houses, café, doctors surgery, dental surgery, newsagents, general stores and post office. There is also the well regarded Wingham Primary School. The Cathedral City of Canterbury and the Cinque Port town of Sandwich are approximately 6 miles distant and both offer a further extensive range of amenities and main line railway stations which connect to London Charing Cross or alternatively the high speed service to St Pancras. Sandwich is well known for its golf courses with the Royal St George's Golf Club (where the 2020 British Golf Open will be held).

Viewing: By appointment through Finn's, Sandwich tel: 01304 612147

Services: Mains gas, electric, drainage & water

Council Tax: Band D according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 13th September 2018

The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Entrance Hall

With Victorian style chequered black and white tiled flooring, stairs to first floor, stripped pine door into:-

Sitting Room 14' 7" x 13' 7" (4.44m x 4.14m)

Double glazed front bow window with bespoke fitted shutters and attractive window seat, painted wood-panelled walls, recess base cupboards, fireplace with inset coal-effect gas fire and marble hearth, exposed wooden floorboards, attractive central ceiling rose.

Stripped pine door from entrance hallway leading into kitchen/breakfast room. Further stripped pine wooden latch door leading to lower ground floor



Guest Accommodation 19' 8" x 15' 6" (5.99m x 4.72m)

Window to front, fitted storage shelving to one wall, inset down light, fireplace recess, built-in cupboards, further under stairs storage cupboard and opening through to:-

Secondary Room

Window to rear, inset down light, fireplace recess and further fitted shelving to one wall

Kitchen/Breakfast Room 19' 5" x 7' 7" (5.91m x 2.31m)

A well-fitted bespoke kitchen with an excellent range of wooden fronted storage cupboards to include glass fronted display cabinets with drawers under, under counter wine storage, shelf and drawer recesses, granite-effect work surfaces with inset ceramic 1 ½ bowl single drainer sink unit, Esse AGA-style cooker, Hotpoint four-ring electric hob with oven and grill under, spice rack shelving, Stoves integrated dishwasher, panelled sash window to rear and further port-hole window to rear, part-tiled walls, breakfast bar, wooden flooring, door to larder/storage cupboard and further stripped pine wooden latch door into:-

Utility Room 7' 1" x 6' 7" (2.16m x 2.01m)

Terracotta tiled flooring, external part-panelled glazed door to rear, fitted granite-effect work surfaces with storage cupboards below and above, space and plumbing for washing machine and tumble dryer, further door to:-

Shower Room

Shower cubicle with high gloss brick style tiles and glass brick partition, low level WC, wall-mounted wash basin, frosted window to rear, wall-mounted Dimplex electric heater, extractor fan, terracotta tiled floor

First Floor

Exposed wooden staircase leading to:-

First Floor Landing

Exposed timber floorboards, large panelled sash window to front, attractive ceiling rose, stripped wooded pine door leading into:-

Master Bedroom 14' 7" x 13' 8" (4.44m x 4.16m)

Double glazed bow window to front and window seat with concealed storage under, cast iron fireplace with cast iron hearth, stripped pine door leading into:-

En-Suite Shower Room 8' 8" x 7' 7" (2.64m x 2.31m)

Panelled sash window to rear, modern suite comprising double high gloss brick tiled shower cubicle with rainwater shower head and secondary shower head, low level WC, pedestal wash basin, chrome ladder radiator, exposed wide timber floorboards

From the landing is a further stripped pine door into a small lobby, with stairs to a second floor and further door to:-

Bathroom 11' 0" x 4' 2" (3.35m x 1.27m)

Part frosted panelled sash window to rear, free standing claw-foot bath with mixer tap and telephone-style attachment, high-level WC, wall-mounted wash basin, built-in airing cupboard housing hot water cylinder, vinyl decorative tile-effect flooring

Second Floor Landing

Panelled sash window to rear, with stunning views towards open countryside, exposed floorboards, access to loft and stripped pine doors leading to:-

Bedroom 2 11' 8" x 14' 7" (3.55m x 4.44m)

Panelled sash window to front, built-in double wardrobe cupboard, cast iron fireplace with decorative tiled hearth, exposed floorboards

Bedroom 3 8' 2" x 11' 7" (2.49m x 3.53m)

Panelled double glazed sash window to front, large walk-in wardrobe cupboard, exposed wooden floorboards

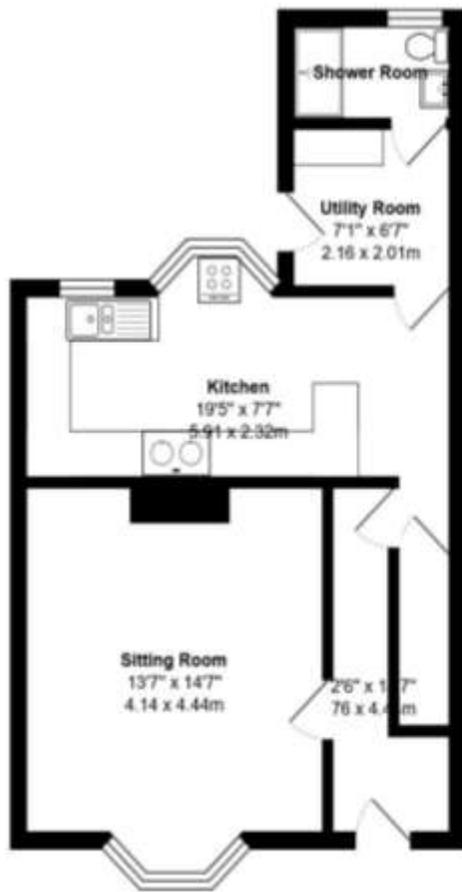
Bedroom 4 12' 10" x 7' 7" (3.91m x 2.31m)

Panelled sash window to rear, again having wonderful views across open countryside, built-in wardrobe cupboard, exposed wooden floorboards

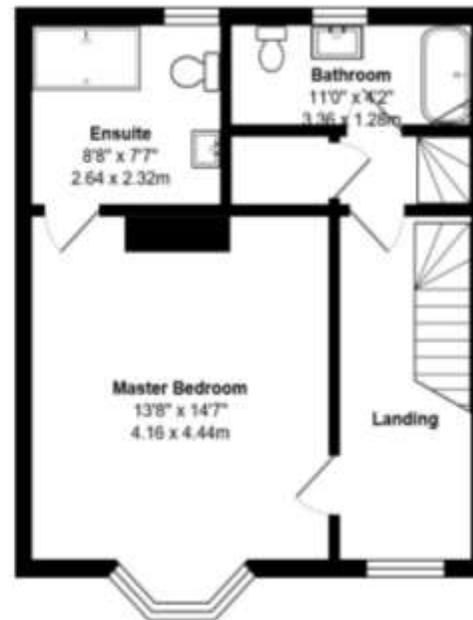




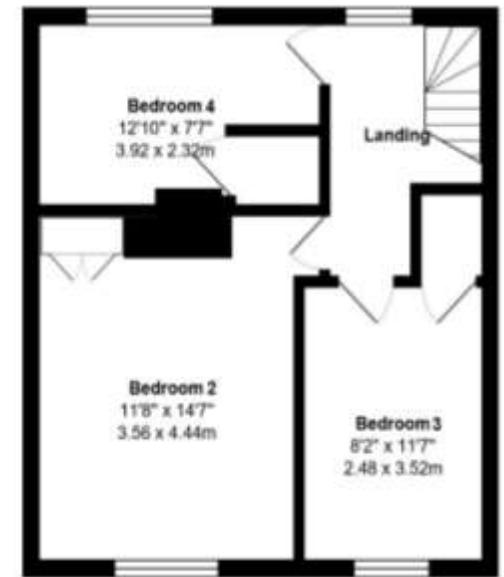
Basement



Ground Floor



First Floor



Third Floor

The position and size of Doors, Windows and All Features, are approximate and for display purposes only
All Measurements are Approximate

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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