



Charles Bainbridge



13 Garden Cottages, Harris's Alley,
Wingham, Canterbury, Kent, CT3 1AE

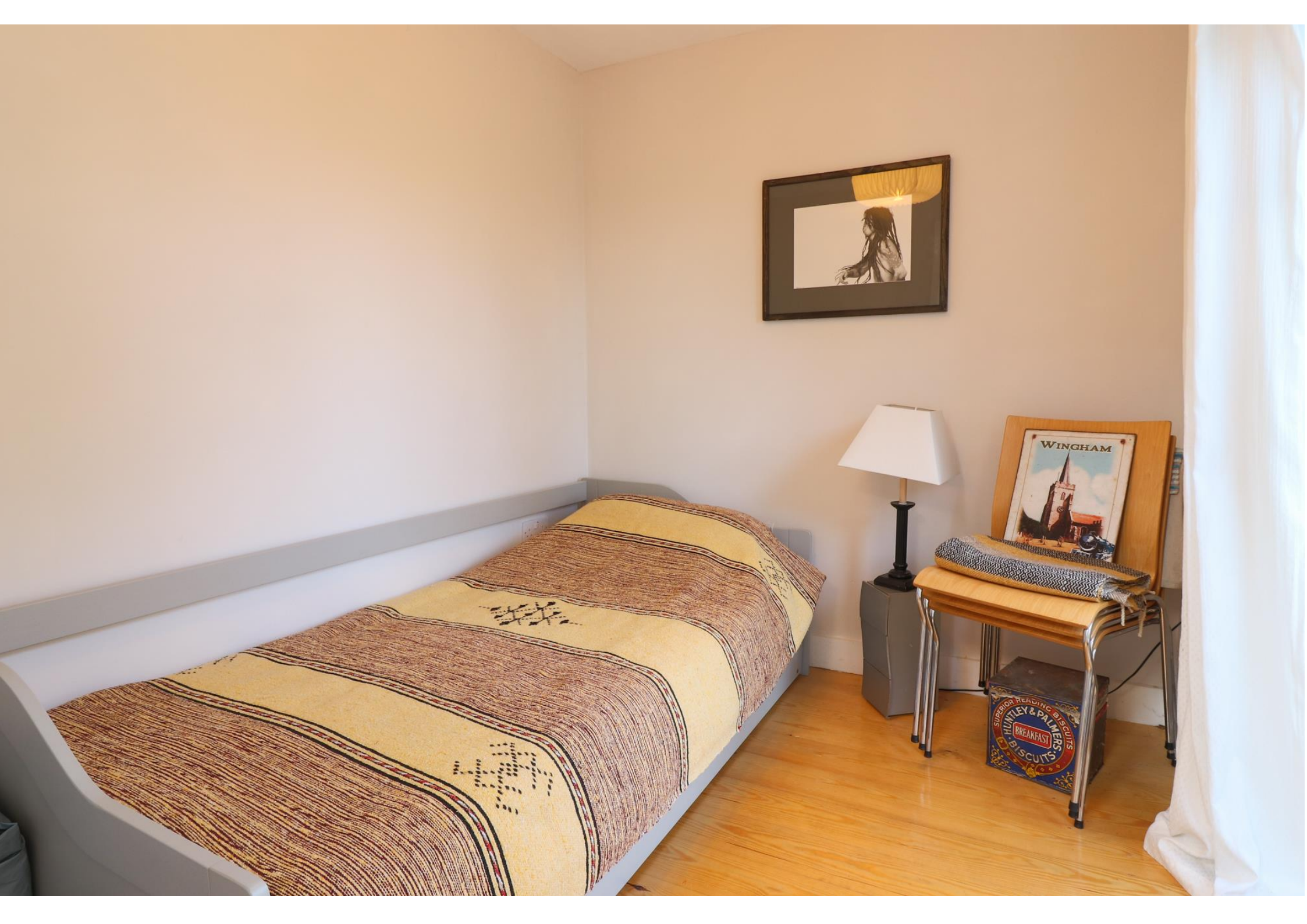
£295,000











A delightful period cottage in an enviable setting having been extended to the rear providing impressive accommodation and enjoying substantial gardens. On the ground floor there is a pretty sitting room to the front which features a wood-burning stove, exposed floorboards and fitted storage cabinets. The kitchen/breakfast room is attractively fitted with a range of matching wall, drawer and floor units, integral oven and hob, a useful understairs cupboard and door accessing the staircase to the first floor. The kitchen is open-plan into the large lounge/dining room which features a part-vaulted ceiling incorporating six skylights and there are double glazed French doors overlooking and opening onto the rear garden. Off to the side is a further separate room with a door onto the garden which can provide bedroom two or a study as required. On the first floor there is an attractive double bedroom to the front and a comprehensively fitted bathroom to the rear including natural slate tiling and built-in storage.

The property benefits from an unusually large rear garden, in two main areas measuring approx. 71ft x 18ft (21.62m x 5.48m) and 53ft x 44ft (16.14m x 13.40m). From the house is a paved seating area with steps down to the lawn with an inset pond, mature trees, beds and borders. The garden then opens into the main area which is principally laid to lawn with borders, climbing plants, shrubbery and raised vegetable beds with a paved surround. There is a further pond to the corner and an adjacent paved seating area. There is a timber garden shed and timber summerhouse. The garden is enclosed to all but one boundary by wood panel fencing. The property has a pedestrian right of access across the rear of the adjacent properties into the garden. No. 14 Garden Cottages has a pedestrian right of access across the garden of the subject property.

The property is located in an enviable setting in the highly regarded village of Wingham. Wingham offers a comprehensive selection of shops and facilities including a doctor's and dentist's surgery, a village store and an award-winning pub, The Dog at Wingham. There is easy access to the Cathedral City of Canterbury with a High-Speed train service to London St Pancras and road links with the A2 to Dover and M2 to London. The surrounding countryside provides scenic walking and cycling opportunities.

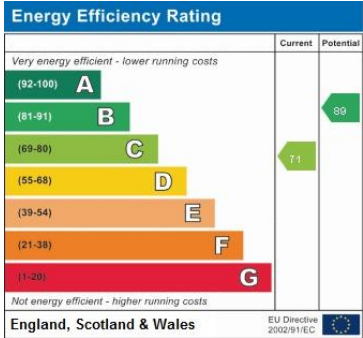
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

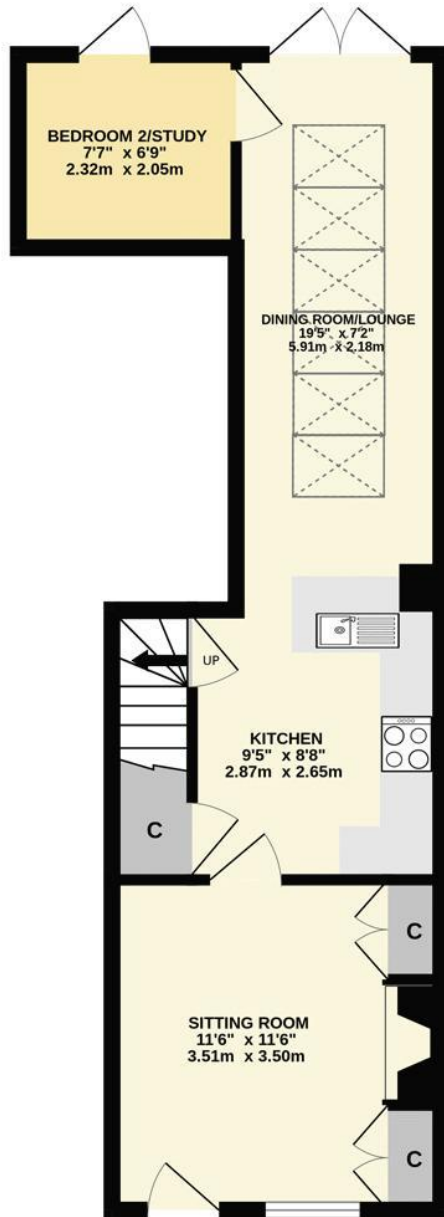
Council Tax Band: B

Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.

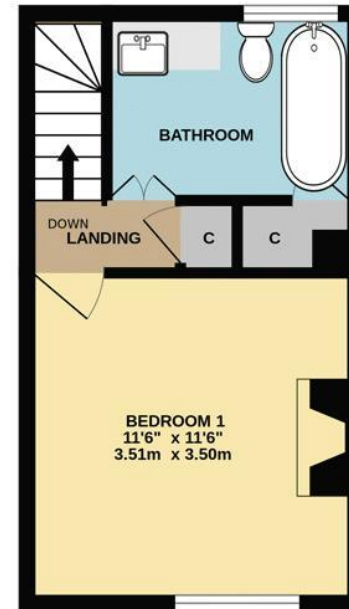
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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