



CHALK STREET /

Goodnestone Road, Wingham, Canterbury, CT3

Offers Over £500,000

Bedrooms: 3 | Bathrooms: 3 | Receptions: 2

Situated in the delightful village of Wingham, positioned between Canterbury and Sandwich, is this beautifully presented three bedroom detached house. Amassing over 1,500 square feet, the property offers bright, spacious and well-balanced accommodation throughout, perfectly suited to modern family living. Wingham offers a selection of local shops, pubs, places to eat, schooling and everyday amenities, while Canterbury and Sandwich are both within easy reach. Adisham Station is also close by, providing rail links towards Canterbury and London Victoria, located 2.6 miles away. The property is also within walking distance to Wingham High Street.

Upon entering the home, you are greeted with a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground floor accommodation.

Positioned to one side of the home is the impressive open plan kitchen / dining / family room. Measuring 23'6 x 23'2, this wonderful space forms the heart of the home and is flooded with natural light from multiple windows and doors to the rear garden. The kitchen comprises a range of stylish wall and base units, ample worktop space, a central island with breakfast bar seating and a selection of integrated appliances. There is plenty of room for a dining table and additional seating area, creating an ideal space for both day-to-day family life and entertaining.

The kitchen area also incorporates a useful utility section, with further fitted storage and space for laundry appliances.

Positioned separately is the lounge, measuring 18'2 x 11'1. Beautifully presented throughout, the room enjoys attractive flooring, fitted media storage and doors opening directly onto the garden.

Rounding off the ground floor layout is the shower room / WC.

Heading upstairs, there are three well-proportioned bedrooms. The largest bedroom measures 17'8 x 10' and is a bright and spacious double room, benefiting from its own en-suite shower room. Bedroom two measures 15'3 x 9'5, while bedroom three measures 12'10 x 11'1, both offering excellent flexibility as children's rooms, guest bedrooms or home working space.

Rounding off the internal layout is the family bathroom, fitted with a modern suite.

Externally, the property benefits from a generous paved driveway, sweeping across the front of the home and continuing to the side, providing ample off street parking for multiple vehicles

The private garden measures approximately 34'5 x 22'11 and commences with a paved patio area, ideal for outdoor dining and entertaining. The remainder is predominantly laid to lawn and enclosed by fencing, creating a private and secure space for families.

Viewing is highly recommended to fully appreciate the size, finish and location of this wonderful family home.

Material Information:





- Three Bedrooms
- Detached House
- 1,533 Square Foot
- Impressive Open Plan Kitchen / Dining / Family Room
- Utility Room
- Off Street Parking
- 34'5 x 22'11 Rear Garden
- Sought-After Village Location
- 2.6 Miles From Adisham Station
- Walking Distance To Wingham High Street

Material Information:

Heating: Gas

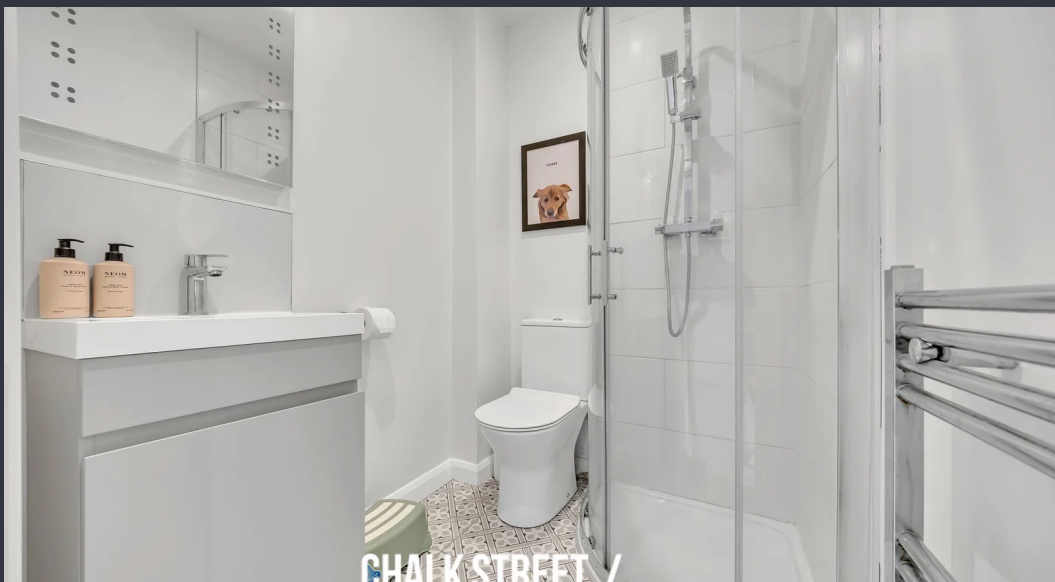
Broadband: Yes with Vodafone

Mobile Coverage: Strong signal for calls and 4G

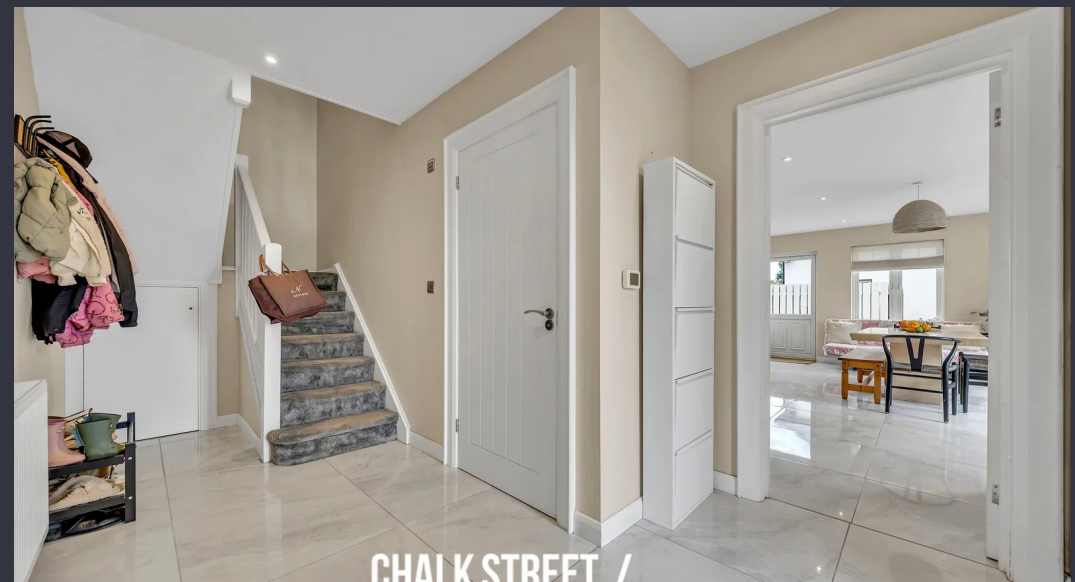
Sewerage: Mains

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CHALK STREET /



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GOODNESTONE RD,
WINGHAM
**CHALK
STREET /**
ESTATES

3 BEDROOM 3 BATHROOM 2 RECEPTION ROOM

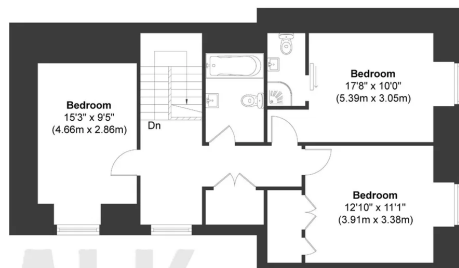
GROUND FLOOR 75.87 SQ.M
817 SQ.FT

FIRST FLOOR 66.57 SQ.M
716 SQ.FT

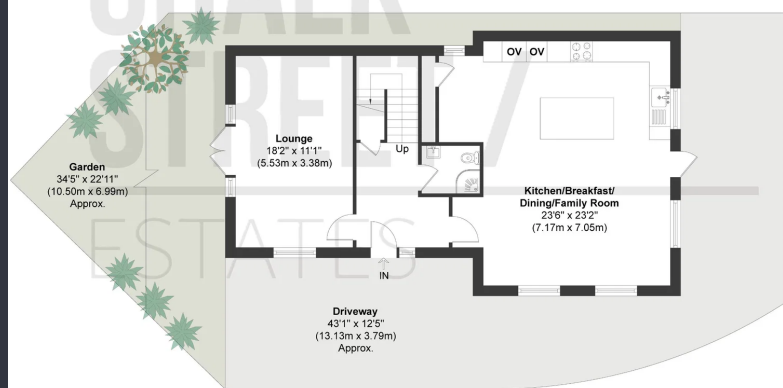
TOTAL INTERNAL AREA

142.44 SQ.M / 1533 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



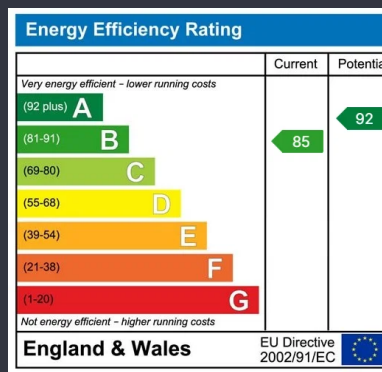
FIRST FLOOR



GROUND FLOOR

THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS, WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY. ALL DIMENSIONS, LAYOUTS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY
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