



8 St. Mary's Meadow  
Wingham | CT3 1DF

FINE & COUNTRY





# Step inside

## 8 St. Mary's Meadow

St Mary's Meadows is probably Wingham's best kept secret. You could drive through the picturesque village a hundred times and not realise there is a discreetly hidden cul de sac of impressive detached houses just off the high street. Here many of the properties have uninterrupted views across open countryside including this immaculately maintained family home. It was originally built in 1987 and the current owners are only the second family to have lived in the property.

There is a charming front garden with a dwarf hedge and a block paved driveway for two cars leading to the double garage with automatic doors and the enclosed porch. Stepping through the front door the spaciousness becomes apparent as you enter the large entrance hall with its solid wood floor, coat cupboard, cloakroom and door to the garage. It leads through to the main rooms on the ground floor including the impressive light and bright Kitchen and extended Dining room/Conservatory area with French doors to the terrace and windows on three sides providing wonderful views across the private, well-stocked garden. With Amtico floor tiling throughout, the Kitchen includes attractive units housing a range cooker, American style fridge freezer, water filter and integrated dishwasher and microwave. Laundry facilities are tucked away in a dedicated utility area in the integral garage. Also off the entrance hall is a very useful Family room that could be an office for anyone working from home or a fifth bedroom if required, and the stylish dual aspect Lounge with a trendy wood burning stove as a focal point as well as patio doors to the rear terrace and stunning views across the surrounding countryside at the front.

The first floor comprises four bedrooms, including the main with fitted wardrobe, an en suite double power shower and far-reaching countryside views. There are two further double bedrooms with fitted wardrobes and a large single with fitted shelves and eaves storage that is currently in use as an office. The modern family bathroom includes a bath and separate power shower, and off the landing is a large airing cupboard. There is access to the attic via a pull-down ladder from the landing. This has been double insulated and boarded with lighting and electrics and is high enough to walk around so could easily be developed further to provide additional accommodation if required.

The private south westerly rear garden is a real charmer. It has a wraparound terrace that is a real suntrap and where you can enjoy outdoor entertaining and views across the beautifully kept garden with its manicured lawn surrounded by spacious flower and shrub beds.

# Seller Insight

“ We fell in love with the quiet and tranquil area and the stunning rural views as soon as we drove into St Mary's Meadows. As it is a cul-de-sac there is no through traffic so, not only is it peaceful, but it is also very safe for children and pets. It has been a wonderful home to raise our family for the past 28 years but we are starting a new chapter in our lives and hope new owners will get as much pleasure as we have. We were also delighted that there are good schools in the area with a well-regarded local primary school in the village and accessible secondary and grammar schools in Canterbury or Sandwich.

Wingham stretches out along a tree-lined high street dominated by the tall green spire of the historic St Mary's Church with its 13th century arches. The village includes thatched cottages, medieval hall houses and handsome Georgian buildings with around sixty houses built before 1760 and many dating back to the 1400s that all combine to give the village a unique, traditional beauty. However it is no sleepy backwater as it has two pubs including the Dog Inn, winner of the 2019 Great British Pub award, the Wingham Central Stores, the Wingham Country Market, interior design shops and a guitar shop as well as a surgery and dentist. Nearby is the excellent Gibsons farm shop and a garden centre. There are also a multitude of societies and sports clubs, while the recreation ground has recently been upgraded. For a day out with the family the Wingham Wildlife Park is only half a mile outside the village.

There are excellent grammar schools in nearby Sandwich and Canterbury and top private schools in Canterbury. Here you will also find three universities and a further education college as well as high street stores, individual shops, restaurants, historical buildings and two mainline stations including Canterbury West with the high speed train that can whisk you to London in under an hour. Frequent bus services go between Sandwich, Deal and Canterbury while the A2 is not far if you want to drive to London or to Dover and Folkestone for the Continent while the Cinque Port town of Sandwich with its medieval buildings, shops and championship golf courses is also within easy driving distance.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**Travel Information**

By Road	
Adisham Station	3.0 miles
Sandwich	6.6 miles
Canterbury	7.8 miles
Channel Tunnel	17.3 miles
Dover Docks	16.3 miles
Gatwick Airport	74.1 miles
Charing Cross	69.4 miles

By Train from Adisham	
Canterbury West	30 mins
Dover Priory	19 mins
St Pancras	1hr 44mins
Charing Cross	2hr 10 mins
Victoria	1h 38mins

**By Train from Canterbury West**

High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

**Leisure Clubs & Facilities**

Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Princes Sandwich	01304 611118
Royal St Georges Sandwich	01304 613090
Kingsmead Leisure Centre	01227 769818
Wingham Lawn Tennis Club	07956 354990
Wingham Short Mat Bowls Club	

**Healthcare**

Wingham Surgery	01227 831900
Aylesham Medical Practice	01304 840415
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100
Wingham Dental Practice	01227 720294

**Education**

**Primary Schools:**

Wingham Primary	01227 720277
Adisham Primary	01304 849172
Kings Junior	01227 714000
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Northbourne Park Prep School	01304 611215

**Secondary Schools:**

Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Sir Roger Manwood Grammar	01304 610200
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

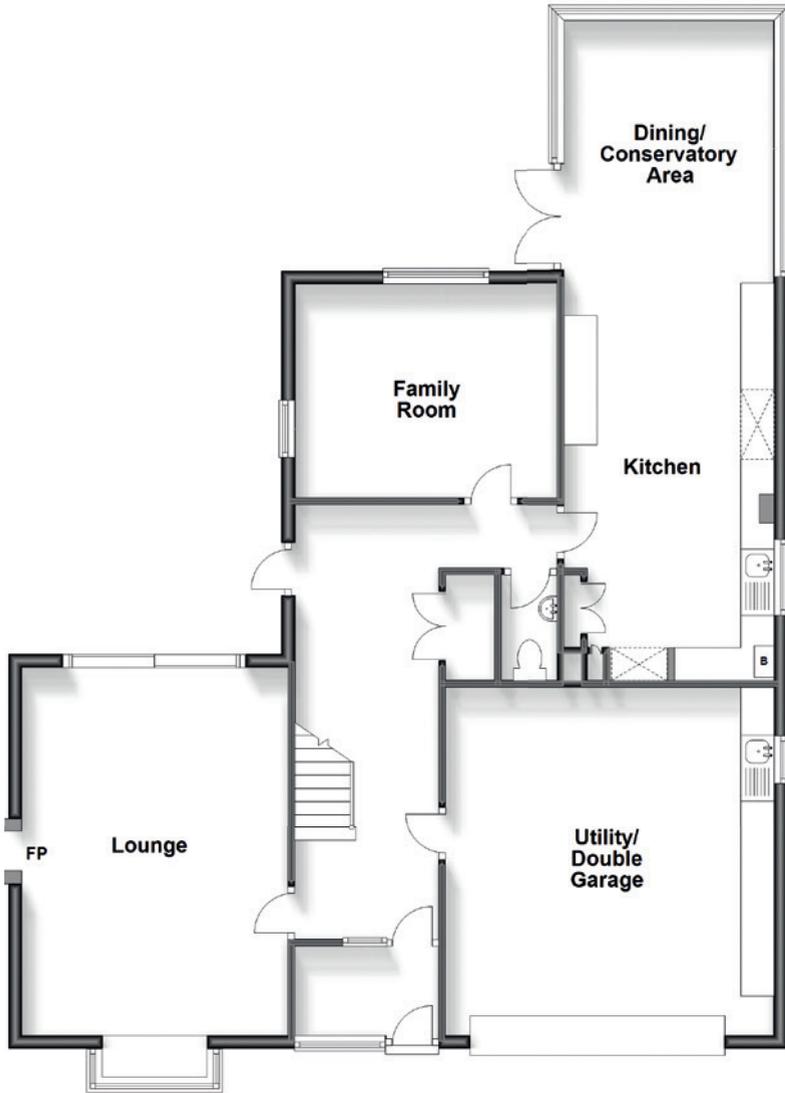
**Entertainment**

The Dog Wingham	01227 720339
The Anchor Wingham	01227 720392
The Duke William Ickham	01227 721308
Marlowe Theatre, Canterbury	01227 787787
Abode Hotel	01227 766266

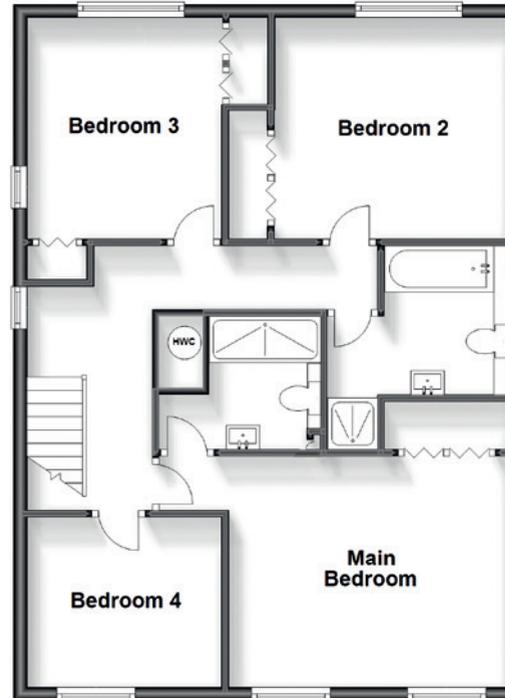
**Local Attractions/Landmarks**

Wingham Wildlife Park
Howletts Animal Park
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

**Ground Floor**  
Approx. 116.3 sq. metres (1251.8 sq. feet)



**First Floor**  
Approx. 73.2 sq. metres (787.9 sq. feet)



**GROUND FLOOR**

Porch	
Entrance Hall	
Kitchen Area	20'10 x 10'4 (6.35m x 3.15m)
Dining Area/Conservatory	12'8 x 11'2 (3.86m x 3.41m)
Utility/Double Garage	17'3 x 16'2 (5.26m x 4.93m)
Family Room	13'2 x 10'6 (4.02m x 3.20m)
Lounge	18'4 x 13'1 (5.59m x 3.99m)
Cloakroom	5'3 x 2'10 (1.60m x 0.86m)

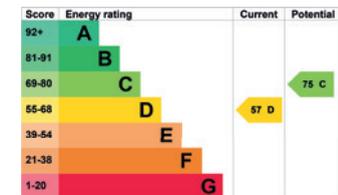
**FIRST FLOOR**

Landing	
Main Bedroom	13'7 x 11'6 (4.14m x 3.51m)
En Suite Shower Room	6'7 x 5'6 (2.01m x 1.68m)
Bedroom 2	11'5 x 10'10 (3.48m x 3.30m)
Bedroom 3	10'9 x 9'10 (3.28m x 3.00m)
Bedroom 4	10'0 x 8'6 (3.05m x 2.59m)
Bathroom	(L-shaped) 8'10 x 6'6 (2.69m x 1.98m) plus 4'0 x 7'5 (1.22m x 2.26m)

**OUTSIDE**

Front Garden  
Driveway  
Rear Garden

£700,000  
Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 12.09.2023





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