



24 St. Marys Meadow  
Wingham | Canterbury | Kent | CT3 1DF

FINE & COUNTRY



# Step inside

24 St. Marys Meadow

St Marys Meadow is probably Wingham's best kept secret. You could drive through the picturesque village many 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 jewel of a family home with a particularly large and beautifully designed garden that backs onto fields. Bought some 35 years ago by the owners when it was a new build it has been upgraded and modernised over the years and now provides plenty of flexible accommodation available to suit a variety of requirements.

There is a block paved driveway where you can park up to four cars and a double garage as well as a large outer porch. A spacious entrance hall includes recently added understairs storage with ample room for coats, shoes and more and access through the ground floor including an integral door to the garage. The elegant lounge with its living flame gas fire and attractive surround as well as a large box bay window and bi-folding doors to the amazing conservatory. This can be used all year round as it has Thomas Sanderson electronic blinds, climate control windows, underfloor heating and French doors to the upper terrace and when the bi-fold doors from the lounge and the French doors are open it makes a fabulous free flowing entertainment space.

A separate, dual aspect dining room is also a delightful place for family 'get togethers' and more formal entertaining and has a very large hatch to the contemporary kitchen designed by City Kitchens, a highly respected bespoke kitchen specialist from Canterbury. It includes granite work tops and plenty of storage units housing a Neff induction hob, double oven, microwave, warming drawer, dishwasher and a Miele integrated fridge freezer together with an additional freezer in the adjacent utility room. The newly appointed downstairs wet room is beautifully finished and very practical.

Off the galleried landing you will find a family bathroom with a bath and separate shower as well as four double bedrooms including one that has been used as an office, two with wonderful rural views and the main with its modern en-suite shower room and high quality fitted bedroom furniture. Access to the partially boarded loft is available via a pull down ladder from the landing.

The extended rear garden is a sheer delight with mature trees, a mass of wonderful shrubs that have been planted over the years including eight magnolias and plenty of lovely rose bushes. It is east facing and gets the sun for much of the day and the plantings have been designed to provide interest throughout the year. There is a good sized lawn and steps down to a large lower patio for outdoor meals as well as a useful garden shed. A very large outbuilding has also been built and recently upgraded to become an office or studio, perfect for anyone working from home, but who doesn't want to be disturbed by activities in the house.



# Seller Insight

“ We moved here when the property was new and have been very happy living in this lovely house with our family. We have enjoyed the amazing open views of the meadows with grazing sheep and the wide variety of amazing bird life. It has been a pleasure developing the well-stocked garden which, over the years, has been an ideal setting for barbecues and family gatherings. However we feel it is now time to downsize and move nearer to our children.

St Marys Meadow community is a warm and friendly place to live and many of the original occupants are still here. We enjoy a mix of age groups as families with young children appreciate the quietness and safety that a cul-de-sac affords. Over the years the residents have organized a number of spectacular events such as Royal events, vintage scarecrow trails and open garden occasions. Our very close proximity to Wingham village means it is only a four minute walk to the local shops, pubs, mobile library, doctor and dental surgeries and newsagent. There is a frequent bus service to Canterbury and Sandwich which is ideal for children attending secondary education.

Wingham stretches out along a tree-lined high street dominated by the tall copper 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 and the Anchor, the Wingham Central Stores, the Wingham Country Market, interior design shops 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 club 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 is a well-regarded local primary school in Wingham and nearby Adisham primary is rated Outstanding by Ofsted. There are excellent grammar schools in nearby Sandwich and Canterbury and top class 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, grammar school 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:**

Adisham Primary	01304 849172
Wingham Primary	01227 720277
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
St Roger Manwood's Grammar	01304 610200
Barton Court Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

**Entertainment**

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

**Local Attractions/Landmarks**

Wingham Wild Life Park
Howletts Animal Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

**Ground Floor**  
Approx. 122.5 sq. metres (1318.4 sq. feet)



**First Floor**  
Approx. 72.8 sq. metres (783.4 sq. feet)



**Outbuilding**  
Approx. 14.1 sq. metres (151.5 sq. feet)



**GROUND FLOOR**

Porch	
Entrance Hall	
Lounge	18'3 x 13'1 (5.57m x 3.99m)
Conservatory	12'11 x 11'8 (3.94m x 3.56m)
Dining Room	13'2 x 10'7 (4.02m x 3.23m)
Kitchen	12'5 x 10'4 (3.79m x 3.15m)
Utility	7'7 x 7'0 (2.31m x 2.14m)
Wetroom	8'0 x 4'9

**FIRST FLOOR**

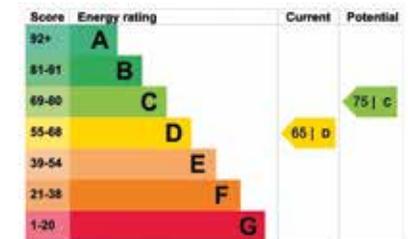
Landing	
Bedroom 1	13'6 x 11'6 (4.12m x 3.51m)
En-suite Shower Room	6'3 x 5'6 (1.91m x 1.68m)
Bedroom 2	11'5 x 10'10 (3.48m x 3.30m)
Bedroom 3	10'10 x 9'11 (3.30m x 3.02m)
Bedroom 4	10'0 x 8'6 (3.05m x 2.59m)
Bathroom	8'3 x 7'5 maximum (2.52m x 2.26m)

**OUTSIDE**

- Front Garden
- Drive
- Double Garage
- Rear Garden
- Shed

**OUTBUILDING**

- Room 1
- Room 2



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 © 2024 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 26.04.2022





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