



1 Cote Cottages, High Street, Wingham, Canterbury, Kent, CT3 1AN

£325,000 Freehold

This cozy two bedroom cottage offers loads of character and plenty of history within the area. Located off the high street of Wingham down a private driveway and within a short drive of Canterbury, Sandwich and Thanet. To the ground floor you will find an entrance porch leading into an entrance hallway, living room with open fireplace, separate dining room with wood burner, and kitchen with double doors to a private outside seating area/courtyard. To the first floor are two well proportioned bedrooms and the main family bathroom. To the outside of the property there is a courtyard area surrounded by a brick wall, accessed from the kitchen or the gate out the front of the property. The private driveway leads to allocated parking for 2 cars which is a rarity in Wingham. At the end of the driveway you have a largely decked garden which is fantastic for relaxing or entertaining in.

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Ground Floor

Entrance Porch

Front entrance door.

Entrance Hallway

Stair case to first floor

Lounge

13' 4" x 10' 2" (4.06m x 3.10m) Double glazed window to front, fireplace.

Dining Room

13' 6" x 10' 3" (4.11m x 3.12m) Double glazed window to front and side, fireplace, radiator.

Kitchen

9' 5" x 8' 0" (2.87m x 2.44m) Matching wall and base units, four gas burner hob with extractor canopy over, electric oven, stainless steel sink and drainer, space for washing machine, space for fridge freezer, Velux window, doors to rear leading to courtyard.

First Floor

Bedroom One

13' 5" x 10' 0" (4.09m x 3.05m) Two double glazed windows to front.

Bedroom Two

9' 0" x 7' 6" (2.74m x 2.29m) Double glazed window to front.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, partially tiled walls, double glazed frosted window to side.

Outside

Gardens

There is a pretty courtyard garden accessed from the kitchen, alongside a further enclosed garden at the end of the driveway with a private gate. This garden is completely enclosed, has a patio area, decking and lots of pretty foliage.

Parking

Off road parking for two vehicles.

Council Tax Band C

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	79

England, Scotland & Wales EU Directive 2002/91/EC