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INDEPENDENT
ESTATE
AGENT
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Wingsgate, Doddington, Sittingbourne, Kent. ME9 0AY.

£745,000 Freehold

Property Summary

"As soon as I drove onto the driveway I knew I had arrived at a property found in a very special location surrounded on two sides by orchards". - Philip Jarvis, Director.

Wingsgate is a four/five bedroom detached property found on the fringes of Doddington sitting on a plot of 0.5 acres. An early viewing comes most recommended to fully appreciate everything this home has to offer. In addition Wingsgate is being sold with no onward chain.

The current owners have meticulously maintained their home and have added two extensions that have significantly added to the accommodation on offer.

Downstairs there is a large living room, a dining room that is currently used as a second sitting room and conservatory looking out over the large open rear garden. This is also a kitchen/breakfast room and a most useful utility room. There is a ground floor bedroom with ensuite shower room plus a study/fifth bedroom and one of the two bathrooms. Upstairs there are two double bedrooms plus a further third bedroom, second bathroom and large landing with a seating area. There are superb rural views from all the upstairs windows.

The overall plot measures 0.5 acres and is laid mainly to lawn with a hedge border. There is a large brick block paving area with a five bar gate leading to the garage. There is a most useful studio/workshop in the grounds along with two storage sheds.

Surrounded by farmland and orchards, Wingsgate is found in a true rural location yet is still well positioned for London. There are railway stations in Lenham and Sittingbourne providing good access to the capital. There is also a railway station at Teynham which is a little closer. Both the M2 and M20 motorways are also easily accessible.

There are good primary and secondary schools in the vicinity and a wide range of amenities are found in the village of Lenham, approximately six miles away. Closer to the property there is a Co-op in Teynham and an independent butcher and local garage in Doddington. The county town of Maidstone is approximately fifteen miles away and there is also good access to Faversham, Sittingbourne and Canterbury.

Features

- Four/Five Bedroom Detached Property
- Plot of 0.5 Acres
- Three Reception Rooms
- Two Bathrooms and Ensuite To The Bedroom
- Extensive Garden Laid Mainly to Lawn
- Council Tax Band E
- Rural Location
- Well Extended Versatile Accommodation
- Kitchen/Breakfast & Utility Room
- Large Brick Block Driveway and Garage
- No Onward Chain
- EPC Rating: D

Ground Floor

Entrance Door To

Reception Hall

Stairs to first floor. Tiled floor. Understairs space.

Living Room

23' 10" x 11' 0" narrowing to 10' 5" (7.26m x 3.35m) Double glazed window to side. Double glazed window and double glazed patio doors to rear. Two radiators.

Dining Room

13' 8" x 10' 5" (4.17m x 3.17m) Currently used as a second sitting room. Double glazed window to front. Radiator, Wood effect laminate flooring. Decorative fireplace.

Conservatory

Double glazed windows to sides and rear. Double glazed doors to side. Radiator.

Kitchen Breakfast Room

13' 8" x 10' 10" (4.17m x 3.30m) Two double glazed windows to rear. Range of base and wall units. White one and a half bowl sink unit. Zanussi electric double over and AEG electric hob and extractor over. Plumbing for washing machine and dishwasher. Space for fridge. White towel rail. Tiled floor.

Utility Room

18' 2" x 5' 0" (5.54m x 1.52m) Double glazed door to rear. Door to front. Double glazed Velux window to rear. Wall cupboards. Worktops. Space for fridge freezer. Space for tumble dryer. Radiator with cover. Grant oil boiler. Tiled floor. Door to garage.

Bedroom Three

13' 6" x 11' 5" to wardrobe door (4.11m x 3.48m) Double glazed window to front. Radiator. Double mirrored door wardrobe cupboard.

Ensuite Shower Room

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and corner fully tiled shower cubicle. Electric radiator. Extractor. Tiled floor.

Study/Bedroom Five

10' 6" x 9' 0" (3.20m x 2.74m) Double glazed window to front. Radiator. Wood effect laminate floor.

Bathroom

7' 6" x 7' 4" (2.29m x 2.24m) Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin with cupboard surround to pedestal Panelled bath with shower attachment. Chrome towel rail. Tiled floor. Wall tiling to two walls and storage cupboard.

First Floor

Landing

Double glazed Velux to rear. Radiator. Eaves storage. Downlighting. Seating area.

Bedroom One

14' 0" max into restricted head room x 14' 3" plus recess (4.27m x 4.34m) Double glazed window to front. Double glazed Velux to rear. Radiator. Set of wardrobe cupboards. Set of storage cupboards. Eaves storage cupboard. Downlighting.

Bedroom Two

14' 0" max into restricted headroom x 14' 0" (4.27m x 4.27m) Double glazed window to side. Double glazed Velux to rear. Radiator. Built in wardrobe cupboard. Downlighting. Door to cloakroom.

Cloakroom

Low level WC and hand basin. Tiled floor. Extractor.

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m) Double glazed window to front. Radiator. Downlighting.

Bathroom

6' 5" x 5' 10" (1.96m x 1.78m) Double glazing Velux window to rear. White suite of low level WC, pedestal hand basin and panelled offset bath with shower attachment. Extractor. Downlighting. Chrome towel rail. Fully tiled walls and tiled floor.

Exterior

Front Garden

Laid to lawn with hedge to front.

Driveway

Five bar gate leading to brick block driveway for numerous cars leading to the garage.

Garage

Approximately 18' x 9". Up and over door. Power and lighting. Door to utility room. Useful storage area within the loft space.

Rear Garden

Large open plan area laid to lawn with hedge borders. Patio area. Studio/workshop measuring 13' 6" x 7' 8" with window to side and rear along with power and lighting. Two further sheds.

Agents Note

The Vendors have informed us that they are in the process of having Starlink high speed internet fitted. Which should provide a 100 megabits per second download.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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