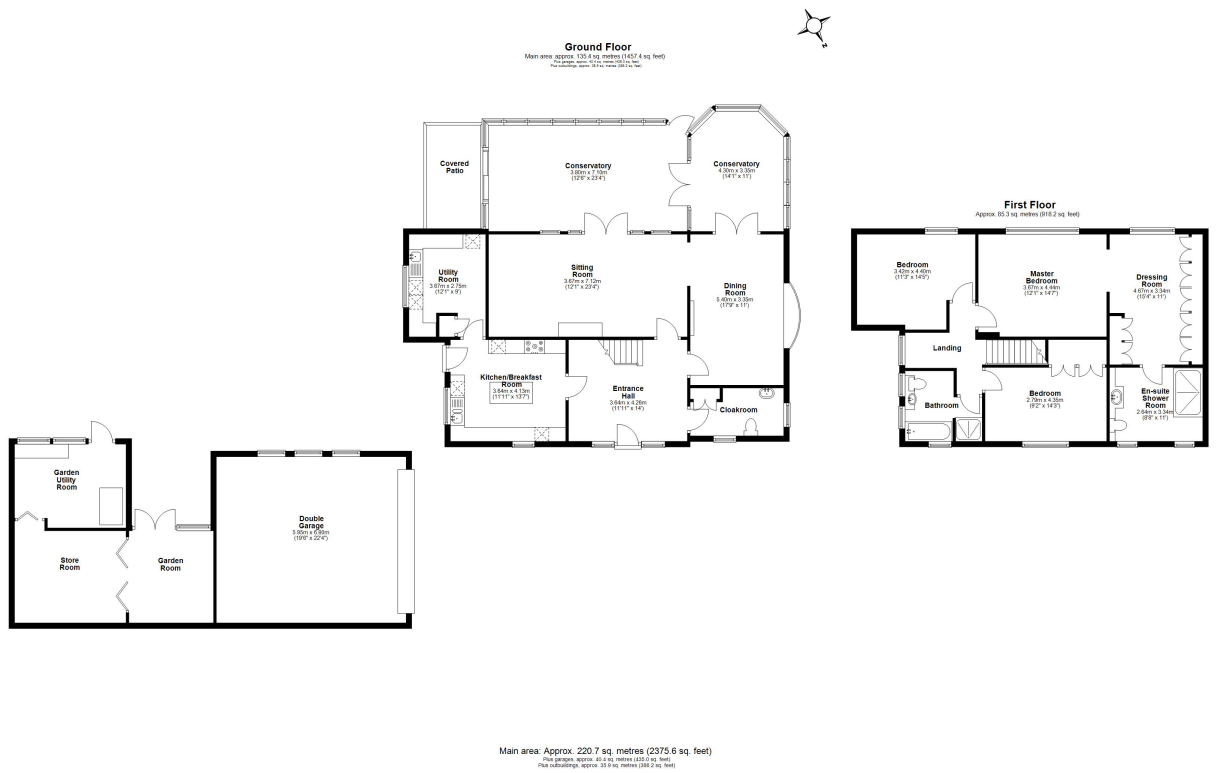




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BIRCHAM HOUSE, PRESTON HILL,
WINGHAM, CANTERBURY, KENT. CT3 1DB

£800,000
Freehold

ABOUT THE PROPERTY

This unique three bedroom detached family house enjoys comprehensive and versatile accommodation over two floors and is attractively presented throughout. The house has innovative storage solutions maximizing space making everyday living more clutter-free. Positioned in the beautiful village of Wingham with a selection of shops and facilities including a doctor's and dentist's surgery, village store and award winning pub, The Dog Inn. On entering the property the impressive reception hallway gives access to the kitchen-breakfast room, dining room and large lounge with an opening into the conservatory. Further ground floor accommodation includes an office, separate fitted utility room, a second conservatory (currently used as children's playroom) and a cloakroom. To the first floor there are three double bedrooms and a stylish bathroom suite. The master bedroom has been reconfigured creating a large dressing room which is fitted with a range of excellent quality wardrobe furniture. This in turn leads to a stunning en suite shower room. The size and versatility of the accommodation is such that a fourth bedroom could be created with some reconfiguration. The house is set well back from the road and is approached via a private driveway. There is a double garage, three workshop stores (all offering opportunity for additional development) productive vegetable gardens and two greenhouses. The driveway also leads to additional parking area for boat/mobile home/caravan, and second entrance into the garden. The gardens are a particularly nice feature as they enjoy complete privacy and provide a real haven for those seeking a sense of peace and solitude. Occupying approx half an acre facing adjacent to woodland and orchards, Kimber Estates encourages any serious buyers to make an enquiry.

FEATURES

- Impressive Reception Hall
- Three Reception Rooms, Three Bedrooms
- Wingham Village
- Large Private Driveway and Double Garage
- Versatile Accommodation With Plenty of Space Throughout
- Large Side and Rear Gardens
- Family Home with Potential for Further Development

| 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 | | |
| | 71 | 81 |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR

Reception Hall

Spacious hallway with double glazed front entrance door. Staircase to first floor with storage beneath.

Cloakroom

Newly decorated, low level WC, oval wash hand basin set in vanity unit, built in storage cupboard, double glazed window to side.

Kitchen

15' 0" x 12' 0" (4.57m x 3.66m) Modern fitted kitchen with a comprehensive range of floor, drawer and wall units with complementary work surfaces. One and a half bowl sink unit, water filter, integral double oven, five burner hob with extractor over and fitted combination microwave oven. Tiled splash backs with plinth lighting. Television point, plumbing for dishwasher. Central island with breakfast bar. Double glazed windows to side and rear.

Utility Room

12' 3" x 9' 0" (3.73m x 2.74m) Fitted wall and base cupboards with worktops and inset sink unit. Plumbing for washing machine, space for tumble dryer and fridge freezer.

Lounge

23' 7" x 12' 3" (7.19m x 3.73m) Beautiful room with featured log burner with ornate timber surround and mantel, television point, access to:

Conservatory

A beautiful room enjoying beautiful views of the gardens.

Dining Room

Double glazed bay window to side, radiator

Office / Second Conservatory

Radiator, double glazed window, currently used as a childrens playroom, lovely views of the garden

First Floor

First Floor Landing

Lovely landing with doors leading to:

Primary Bedroom

Fitted bedroom drawers, radiator, television point, double glazed window to rear, arch to:

Dressing Room

15' 6" x 10' 0" (4.72m x 3.05m) Range of full height wardrobes and drawers, double glazed window, door to:

En-Suite

Large shower stall with mains fed shower, low level WC and wash hand basin in fitted vanity unit with mirrors, lighted shelving and granite surfaces. Tiled walls and tiled floor, two double glazed windows.

Bedroom Two

14' 0" x 11' 5" (4.27m x 3.48m) Part sloping wall, radiator, double glazed window to rear

Bedroom Three

14' 1" x 9' 1" (4.29m x 2.77m) Two built in double wardrobes, radiator, double glazed window to rear

Bathroom

Panelled bath with shower attachment, low level WC and wash hand basin set in vanity unit, granite shelving, tiled splash backs and tiled floor. Three double glazed windows.

Outside

Front Garden

Extensive gravel driveway leading to private, block paved driveway. Raised and landscaped woodland garden to the left of the driveway which leads to further parking and entrance to Store One.

Double Garage

With power and light.

Store One

16' 0" x 11' 4" (4.88m x 3.45m) Power and light.

Store Two

Power and Light

Workshop

Power and light, access to garden.

Double Garage

22' 7" x 19' 0" (6.88m x 5.79m) Electric up and over doors, power and light, pitched roof storage

Side And Rear Gardens

Approximately half an acre of wrap around gardens with a host of established trees, shrubs and flower beds. Lovely patio seating and barbecue area, two summers houses and sun terrace, storage for boat/motorhome/caravan

COUNCIL TAX BAND G

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

