



2 St. Marys Meadow, Wingham  
£750,000



## 2 St. Marys Meadow

Wingham, Canterbury

This attractive detached family house with four double bedrooms and two bathrooms is set overlooking farmland and countryside. With plenty of changes by the current vendor the property is delightfully presented throughout and has been significantly extended to the ground floor providing spacious and versatile accommodation.

Situated in the ever so popular village of Wingham which provides a comprehensive selection of local facilities and a highly regarded primary school. There are two pubs, including an award-winning restaurant, in the village and the surrounding countryside provides lovely walking.

There is a large entrance hall with new flooring benefits from a staircase rising to the first floor, WC. and cloaks cupboard. The dining room, with an attractive fireplace and bay window, has been completely redecorated and provides access through to the living room and study. The spacious living room is flooded with natural light from the skylight and bi-folding doors leading to the rear garden. The substantial kitchen/breakfast room is comprehensively fitted and has an integral door providing direct access to the adjoining garage. To the first floor you will find four double bedrooms, a family bathroom and en suite to the master bedroom. The superb rear garden has been recently landscaped with a patio soaking up the sun and lawn. To the front of the house is a brick paved driveway providing parking for two cars and access to the garage.

### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to





## Ground Floor

### W/C

### Dining Room

14' 7" x 14' 4" (4.45m x 4.37m)

### Play Room

17' 7" x 8' 1" (5.37m x 2.47m)

### Family Room

20' 2" x 14' 7" (6.14m x 4.45m)

### Kitchen/Diner

20' 2" x 12' 10" (6.14m x 3.9m)

## First Floor

### Bedroom One

14' 4" x 12' 0" (4.37m x 3.67m)

### En-Suite

### Bedroom Two

17' 2" x 10' 7" (5.22m x 3.23m)

### Bedroom Three

11' 1" x 8' 3" (3.37m x 2.52m)

### Bedroom Four

9' 9" x 9' 0" (2.96m x 2.75m)

### Bathroom





## Miles & Barr Exclusive Homes

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)