



Charles Bainbridge



Yew Tree Cottage, 102-103 High Street,  
Wingham, Canterbury, Kent, CT3 1DE

£425,000









A delightful Grade II Listed detached thatched cottage in a central position in the highly regarded village of Wingham. Formerly two dwellings of 16th and 18th century origins, Yew Tree Cottage features thatch, exposed beams, vaulted ceilings and inglenook fireplaces. The thatch was renewed by local master thatcher Glen Charter in 2013. The property offers versatile and atmospheric accommodation including an impressive sitting room with inglenook fireplace and fitted real flame gas stove. The dining room also has a handsome fireplace and the kitchen/breakfast room is to the rear of the house opening to the garden. In addition, there is also a useful w/c on the ground floor. On the first floor are three principle bedrooms, two of which feature timbered and vaulted ceilings, a study/occasional bedroom four and the family bathroom. The cottage would now benefit from some general updating. Externally the property has mature gardens extending to approximately 143ft (43.55m) x 43ft (13.10m) with paved seating area from the house, to the side of which is a further paved area with greenhouse. The principle garden then includes grassed areas with a wide range of inset mature shrubs, trees and bushes. There are timber garden stores and the garden is enclosed by wood panel fencing. Pedestrian access can be gained to both sides of the property to the pavement.

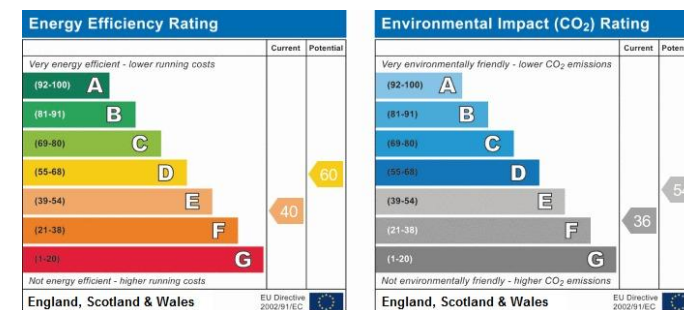
The property is situated in the heart of the popular village of Wingham with a comprehensive selection of shops and facilities including a doctor's and dentist's surgery, post office, village store and award-winning pub, The Dog Inn. There is easy access to the Cathedral City of Canterbury with a high-speed train service to London St Pancras and road links with the A2 to Dover and M2 to London. The surrounding countryside provides scenic walking and cycling opportunities. To the front of the house is unrestricted on street parking.

Services: All mains services are understood to be connected to the property.

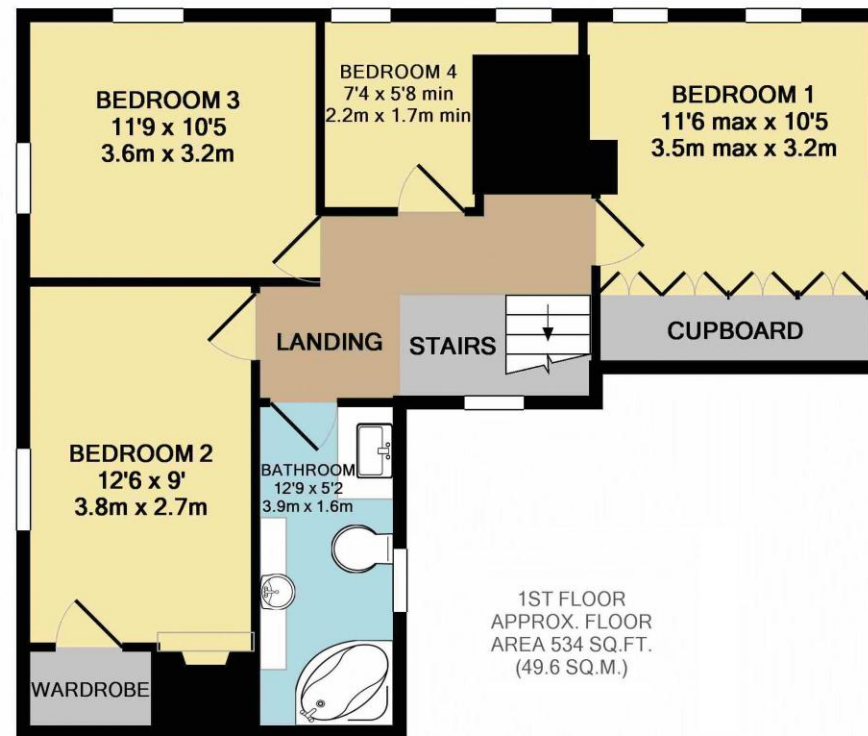
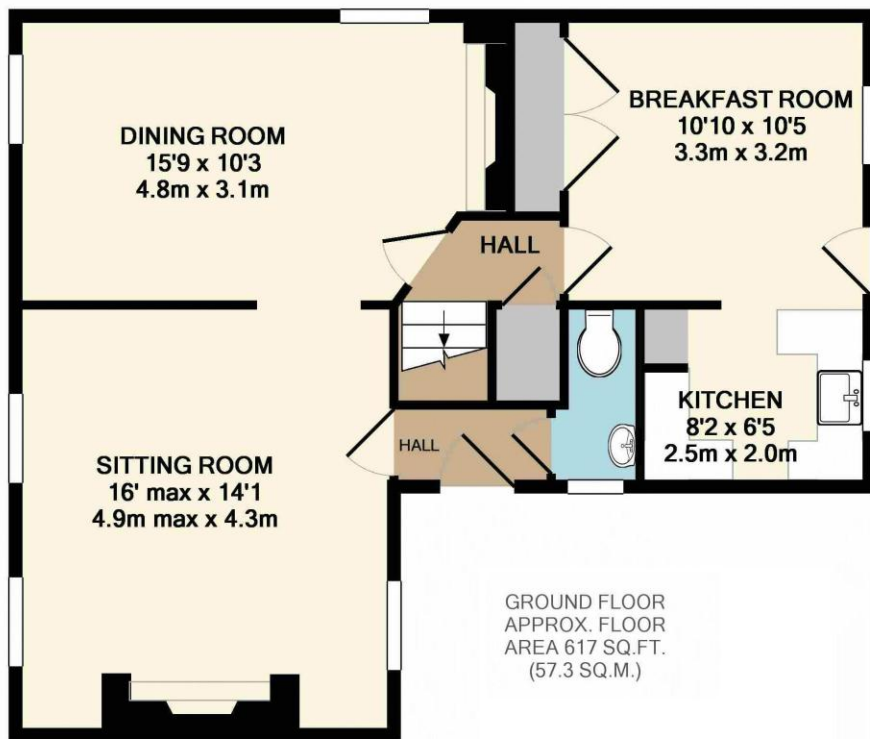
Tenure: Freehold

Council Tax Band: F

Local Authority: Dover District Council, White Cliffs Business Park,  
Dover, Kent, CT16 3PJ.



We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



TOTAL APPROX. FLOOR AREA 1151 SQ.FT. (106.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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