



Wold House, The Street, Womenswold, Kent

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Wold House

1-2 The Street, Womenswold, Canterbury, Kent CT4 6HF

A delightful Grade II listed cottage in the picturesque village of Womenswold

A2 0.8 mile, Canterbury city centre 7.4 miles, Canterbury West station 8.7 miles (London St Pancras from 54 minutes)

Sitting room | Dining room | Family room
Study | Library/snug | Conservatory | Kitchen
Breakfast room | Utility | Cloakroom | Cellar
Principal bedroom with dressing room
(bedroom 4) & en suite bathroom | 2 Further
bedrooms | Family bathroom | Garage
Greenhouse | Garden | EPC rating D

The property

This charming Grade II listed property dates from 1752 and features attractive red brick elevations while inside there are exposed timber beams and splendid original fireplaces, lending the property plenty of character.

The ground floor has six comfortable reception rooms, providing flexible living and entertaining space. The largest of these is the triple aspect 25ft formal dining room with parquet wooden flooring and exposed brick chimneybreast. The well-proportioned sitting room has double doors leading to the sunny southwest-facing conservatory. There is a library/snug with a cast-iron fireplace and a separate study for home working, while the family room provides further space in which to relax, with its grand inglenook fireplace, which is fitted with a log-burner.

To the rear of the house, the breakfast room and kitchen overlook the rear garden, with the kitchen featuring a range of rustic wooden wall and floor units, a central island and an Aga.

The first-floor accommodation is accessed via two separate staircases. One staircase leads to the family bathroom and two bedrooms, including the principal bedroom with its adjoining dressing room (bedroom 4) and en suite bathroom.

The second staircase leads to a further double bedroom. All the bedrooms benefit from built-in storage.

Outside

There is a gravel parking area at the front of the house with space for two cars, while access to the garage is at the rear from Church Lane.

The front garden has well-maintained hedgerow borders and a variety of shrubs. Gravel and brick pathways lead to the entrance. To the rear there is a patio area, paved and gravel pathways including a walkway shaded by a wooden pergola, an area of lawn and various border shrubs and perennials.

Location

The property is situated in a picturesque village location in the Kent Downs Area of Outstanding Beauty to the south-east of Canterbury. There is a thriving village community, with a public house and church. The nearby village of Barham has a local shop and primary school, while Aylesham offers a choice of further amenities.

Canterbury is within easy reach and provides a wide range of educational, leisure and shopping facilities.

The property is well placed for road and rail links, with the A2 less than a mile away and linking to the M2 and wider motorway network. Canterbury offers two stations with stopping services to London Victoria and Charing Cross and access to the High-Speed service to London St Pancras (with journey times from under an hour). The area has good access to the Continent via the Port of Dover and Eurotunnel at Cheriton.



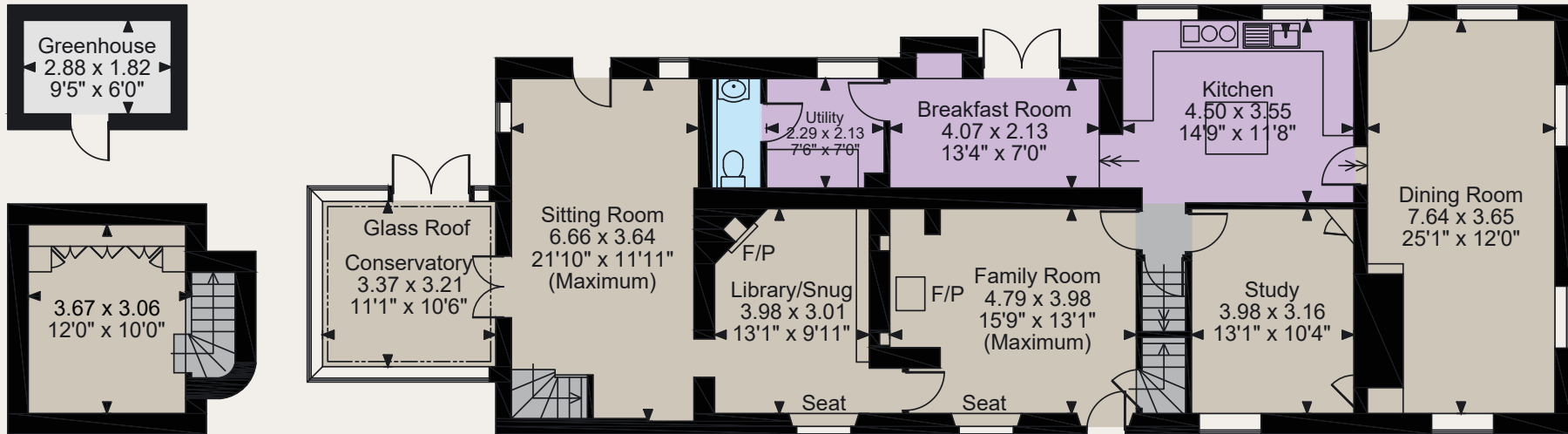






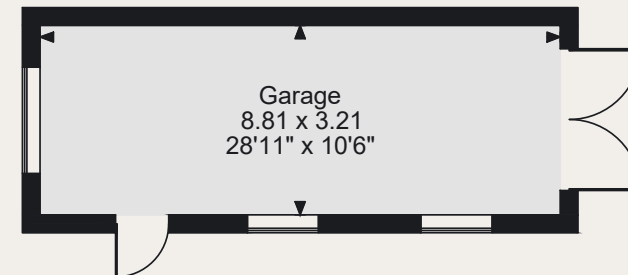
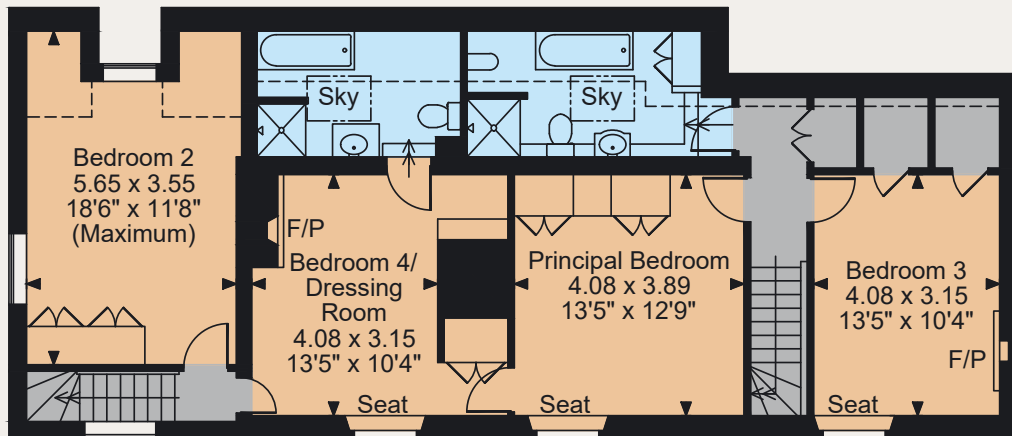


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 Main House internal area 2,740 sq ft (255 sq m)
 Garage internal area 304 sq ft (28 sq m)
 Greenhouse internal area 56 sq ft (5 sq m)
 Total internal area 3,100 sq ft (288 sq m)
 For identification purposes only.



Cellar

Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

From Canterbury: Leave on the A2050/New Dover Road and, at the roundabout, continue straight ahead, remaining on the A2050/Roman Road. Join the A2 coastbound. After 3.9 miles, take the exit towards Womenswold. At the roundabout, take the first exit onto the B2046/Adisham Road then, after 0.3 mile, turn right. Turn left onto The Street where the property will be found on the left.

What3Words///swimmer.represent.performed brings you to the property's driveway.

General

Local Authority: Canterbury City Council
Services: All mains services; gas central heating
Council Tax: Band G
Tenure: Freehold
Guide Price: £750,000

Canterbury

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