Safegate House

Mill Road | Wingham | Canterbury | Kent | CT3 1NJ

FINE & COUNTRY

# Step inside

## Safegate House

With its sleek modern exterior and smart resin driveway, this newly constructed detached residence has impressive kerb appeal from the moment you first set eyes on it. Once through the attractive contemporary grey front door you can really appreciate the effort that has gone into creating the high end interior to complement the exterior. All the doors are walnut as is the attractive engineered woodblock herringbone flooring in the entrance hall. There will never be a queue for the bathroom since three of the four double bedrooms have en-suite facilities. There is under floor heating throughout the ground floor with 'Hive' temperature controller system.

The large, open plan kitchen/living/dining room has patio doors to the rear terrace so on a warm day when they are open you can feel you are bringing the outdoors inside. The beautifully designed "Clenkenwell" kitchen has granite worktops/breakfast bar and round the wall there are plenty of attractive white gloss units housing Neff appliances. These include an induction hob and contemporary extractor hood, a built-in oven, an integrated dishwasher and fridge/freezer There is also a chrome boiling water tap. The same units and work top continue in the handy utility room which houses integrated AEG washer/dryer and AEG wine cooler.

The large and impressive main living area is open to the kitchen, ideal if you are entertaining as you can talk to your guests whilst working wonders in the kitchen. There is more than enough space for a big table and chairs for formal occasions and a cosy seating area where the whole family can unwind at the end of a long day.

The ground floor also consists of two double bedrooms, both with en-suite shower rooms and a very handy study. Ideal for those who want to work from home.

The attractive contemporary staircase leads you to the first floor. Off the landing is a superb family bathroom with a stand alone oval bath, a separate shower and a vanity unit. There are a further two double bedrooms including the main with an en-suite double shower and walk in wardrobe. The first floor also has a very useful and easily accessible storage rooms.

Outside the resin driveway provides off street parking for 3-4 cars and an electric car charging point. The rear garden has a lovely lawn for children to play whilst the new patio provides a pleasant space to sit and enjoy the good weather.

This fabulous new home also comes with a 10 year new build warranty.

# Seller Insight

*"As soon as we came to the area we loved how quiet and tranquil it is, we knew it was a great location to build a new house. Very rarely do cars come up the road, unless they are visitors or the postman however it is still easy to get to the city centre. There are also good schools in the area with a well-regarded local primary school in the village and accessible secondary and grammar schools in Canterbury or Sandwich.*

*Wingham stretches out along a tree-lined high street dominated by the tall green spire of the historic St Mary's Church with its 13th century arches. The village includes thatched cottages, medieval hall houses and handsome Georgian buildings with around sixty houses built before 1760 and many dating back to the 1400s that all combine to give the village a unique, traditional beauty. However it is no sleepy backwater as it has two pubs including the Dog Inn, winner of the 2019 Great British Pub award, the Wingham Central Stores, the Wingham Country Market, interior design shops and a guitar shop as well as a surgery and dentist. Nearby is the excellent Gibsons farm shop and a garden centre. There are also a multitude of societies and sports clubs, while the recreation ground has recently been upgraded. For a day out with the family the Wingham Wildlife Park is only half a mile outside the village.*

*There are excellent grammar schools in nearby Sandwich and Canterbury and top private schools in Canterbury. Here you will also find three universities and a further education college as well as high street stores, individual shops, restaurants, historical buildings and two mainline stations including Canterbury West with the high speed train that can whisk you to London in under an hour. Frequent bus services go between Sandwich, Deal and Canterbury while the A2 is not far if you want to drive to London or to Dover and Folkestone for the Continent while the Cinque Port town of Sandwich with its medieval buildings, shops and championship golf courses is also within easy driving distance."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

## Travel

| | |
|---|---|
| By Road: | |
| Adisham Station | 3.0 miles |
| Sandwich | 6.6 miles |
| Canterbury | 7.8 miles |
| Channel Tunnel | 17.3 miles |
| Dover Docks | 16.3 miles |
| Gatwick Airport | 74.1 miles |
| Charing Cross | 69.4 miles |
| | |
| By Train from Adisham | |
| Canterbury West | 30 mins |
| Dover Priory | 19 mins |
| St Pancras | 1hr 44mins |
| Charing Cross | 2hr 10 mins |
| Victoria | 1h 38mins |
| | |
| By Train from Canterbury West | |
| High-Speed St. Pancras | 54 mins |
| Charing Cross | 1hr 32mins |
| Victoria | 1hr 20mins |
| Ashford International | 16 mins |

## Healthcare

| | |
|---|---|
| Wingham Surgery | 01227 831900 |
| Aylesham Medical Practice | 01304 840415 |
| Kent and Canterbury Hospital | 01227 766877 |
| Chaucer Hospital | 01227 825100 |
| Wingham Dental Practice | 01227 720294 |

## Education

| | |
|---|---|
| Primary Schools: | |
| Adisham Primary | 01304 849172 |
| Wingham Primary | 01227 720277 |
| Kings Junior | 01227 714000 |
| Kent College Junior | 01227 762436 |
| St Edmunds Junior | 01227 475600 |
| Northbourne Park Prep School | 01304 611215 |
| | |
| Secondary Schools: | |
| Simon Langton Girls Grammar | 01227 463711 |
| Simon Langton Boys Grammar | 01227 463567 |
| St Roger Manwood's Grammar | 01304 610200 |
| Barton Court Grammar | 01227 464600 |
| King's School, Canterbury | 01227 595501 |
| Kent College | 01227 763231 |
| St Edmunds | 01227 475000 |

## Entertainment

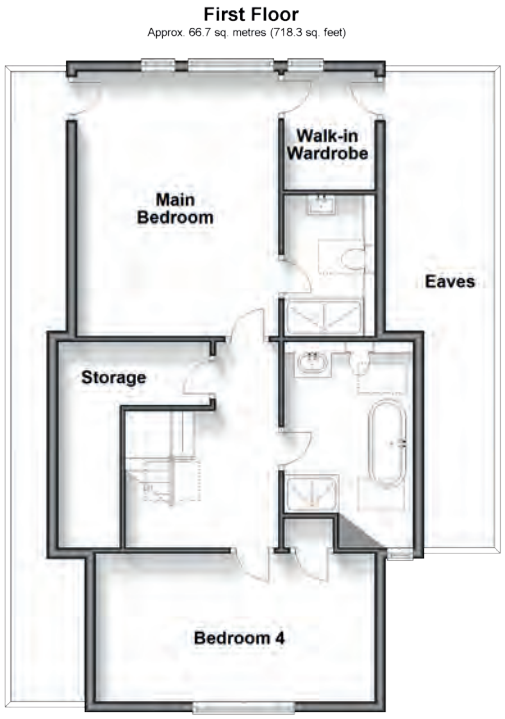
| | |
|---|---|
| The Dog Wingham | 01227 720339 |
| The Duke William Ickham | 01227 721308 |
| The Anchor Wingham | 01227 720392 |
| Marlowe Theatre, Canterbury | 01227 787787 |
| Abode Hotel | 01227 766266 |

## Local Attractions / Landmarks

Wingham Wild Life Park
Howletts Animal Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum

## Leisure Clubs & Facilities

| | |
|---|---|
| Polo Farm Sports Club | 01227 769159 |
| Canterbury Golf Club | 01227 453532 |
| Princes Sandwich | 01304 611118 |
| Royal St Georges Sandwich | 01304 613090 |
| Kingsmead Leisure Centre | 01227 769818 |
| Wingham Lawn Tennis Club | 07956 354990 |
| Wingham Short Mat Bowls Club | |




## GROUND FLOOR

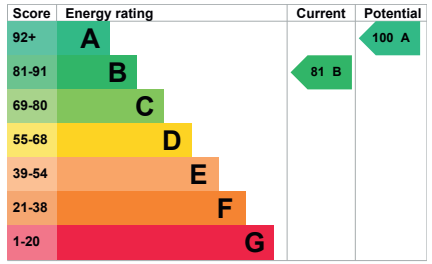
| | |
|---|---|
| Entrance Hall | |
| Cloakroom | |
| Bedroom 3 | 12'0 x 8'10 (3.66m x 2.69m) |
| En Suite Shower Room | |
| Bedroom 2 | 12'5 x 11'11 (3.79m x 3.63m) |
| En Suite Shower Room | |
| Study | 12'0 x 7'10 (3.66m x 2.39m) |
| Kitchen/Living/Dining Room | 29'6 maximum x 21'2 maximum (9.00m x 6.46m) |
| Utility Room | |

## FIRST FLOOR

| | |
|---|---|
| Landing | |
| Bedroom 4 | 16'10 x 8'10 (5.13m x 2.69m) |
| Family Bath/Shower Room | |
| Main Bedroom | 17'6 x 12'3 (5.34m x 3.74m) |
| Walk In Wardrobe | |
| En Suite Shower Room | |
| Storage | |

## OUTSIDE

Rear Garden
Driveway




Council Tax Band: TBC
Tenure: Freehold

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

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