



1836



Toomer House
North Court Road
Wingham, Canterbury,
Kent
CT3 1BN

Canterbury & Sandwich 6 miles
A2 (for M2) 5 miles Dover 14½ miles
Channel Tunnel 16 miles

**A spectacular converted former
Congressional Chapel providing
exceptionally well proportioned
accommodation at the heart of this
increasingly popular village**

- Entrance hall; Cloakroom
- Sitting room; Dining Room; Study
- Superb Kitchen/breakfast/family Room
- Impressive Principal Bedroom, Dressing Room & Bathroom Suite
- 3 further Bedrooms
- Family Bathroom
- Landscaped Patio Gardens
- Off Street Parking for Two Cars

Price guide: **£795,000 Freehold**
Subject to contract

Viewing by appointment only
01227 469869
Property Ref: AJBT/SP1424/12.16

Situation

Wingham, established as a village in Roman times, expanded during the Middle Ages due to the prominence of nearby Sandwich as a Cinque Port. Over successive centuries the village has grown, without detriment to its character and now provides a variety of amenities, including a primary school, doctor's and dentist's surgeries, post office, village stores, bank, pubs (The Anchor and The Dog Inn) and a Grade I listed church, St Mary the Virgin.

Extensive wider facilities are provided by the Cathedral City of Canterbury, including a comprehensive choice of shops, schools, recreational, sporting and cultural opportunities.

Three bus services pass along Wingham high street and trains from Adisham and Bekesbourne link up at Canterbury with the Javelin High Speed train services to London taking just one hour to St Pancras.

For cross-Channel services, the port of Dover, the Eurotunnel Terminal at Cheriton and Ashford International for Eurostar are all within easy driving distance. There is access onto the A2 some 5 miles to the south, which opens up the journey westwards and links up with the national motorway network.

The area is well known for its several famous Golf Links, including Royal St George's, regular hosts of The Open Golf Championship, together with Royal Cinque Ports and Prince's.

Other sporting and recreational pursuits include first class cricket in Canterbury, sailing on the coast, day trips to France via Eurotunnel and ferries, and pleasant walks along footpaths and bridleways in the surrounding countryside.

Description

Toomer House was built as an Independent Chapel by the Rev. Samuel Elgar Toomer (1787-1870) in 1835. It was then renovated in 1885 at a cost of £400 with seating for 300 people. In 1897 it was listed as the Congregational Chapel.

The Chapel is believed to have been used as a Drill Hall sometime between 1899-1902 by the 1st Volunteer (Militia) Battalion of the Buffs Royal East Kent Regiment prior to deployment in the Boer War.

Converted some decades ago and then the subject of an intensive refurbishment in recent years by interior designers, Toomer House now provides exceptionally well proportioned accommodation with 10' ceiling heights throughout.

Toomer House is approached from North Court Road via a pair of heavy wrought iron gates flanked by a pedestrian gate that opens to a granite paviour parking area for two cars beyond which a path, illuminated by a large coachlight, leads to the double front doors.

On the ground floor a very spacious entrance hall, illuminated by high, arched stained glass windows, provides access to the 32' double reception room and a separate spacious study.

There is also access to the impressive kitchen/dining/family room, which features a comfortable informal sitting room area with a living flame wall fire, an excellent breakfast area and a superbly fitted kitchen with floor to ceiling cupboards, twin eye level ovens and microwave, integral refrigerator, freezer and wine cooler, hob together with custom built Corian worksurfaces. From the sitting and breakfast areas there are bi-fold doors to the landscaped garden.

From the hall, a fine, wide balustraded staircase ascends to the first floor landing off which there is a magnificent principal bedroom, dressing room and bathroom suite. The bedroom is of particularly good proportions with a high ceiling complete with ceiling rose and cornice and a sitting area with living flame fire.

Ensuite there is an excellent dressing room and also a door to the beautifully equipped bathroom which retains slate floors, a freestanding rolltop bath, walk-in 'wet room' style

glazed shower, wc, wash basin and shuttered windows.

In addition there are two further excellent double bedrooms, a good-sized single bedroom and another superbly presented family bathroom.

Garden

Between the parking area and the front entrance is a delightful patio garden with raised beds and painted wood retaining walls with a variety of herbaceous shrubs and borders. A gate leads through to the rear garden, which is also accessible by means of bi-fold doors from the kitchen/breakfast/family room and this again provides a delightful, discreet enclave with sitting area, herbaceous and shrub borders, the whole bound by timber panelled fencing.

Note

Please note that the photographs were taken prior to the property being let.

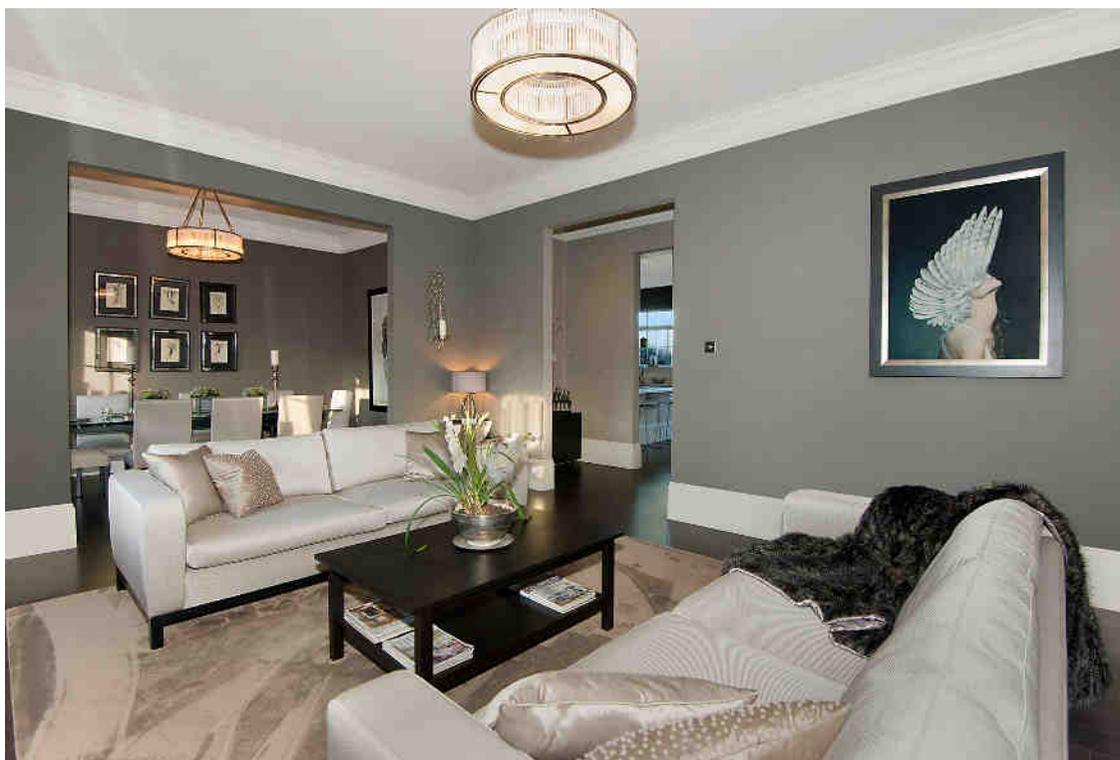
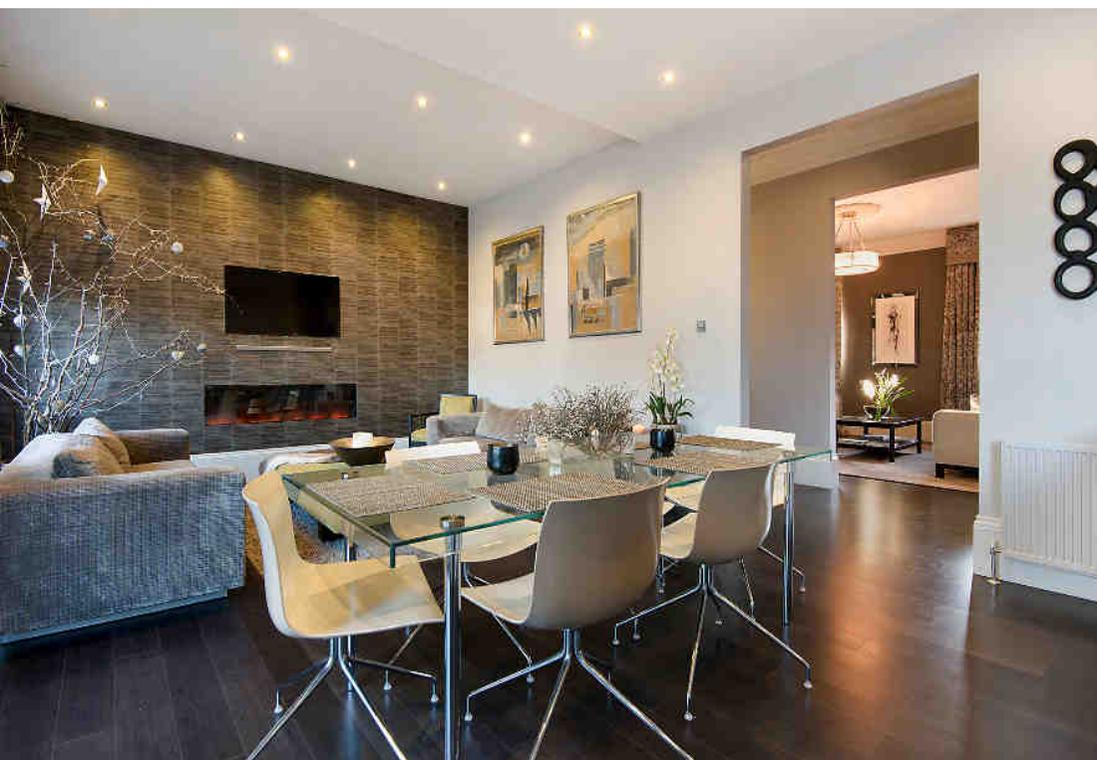
General Information

Services: Mains water, gas, electricity and drainage.

Gas-fired central heating.

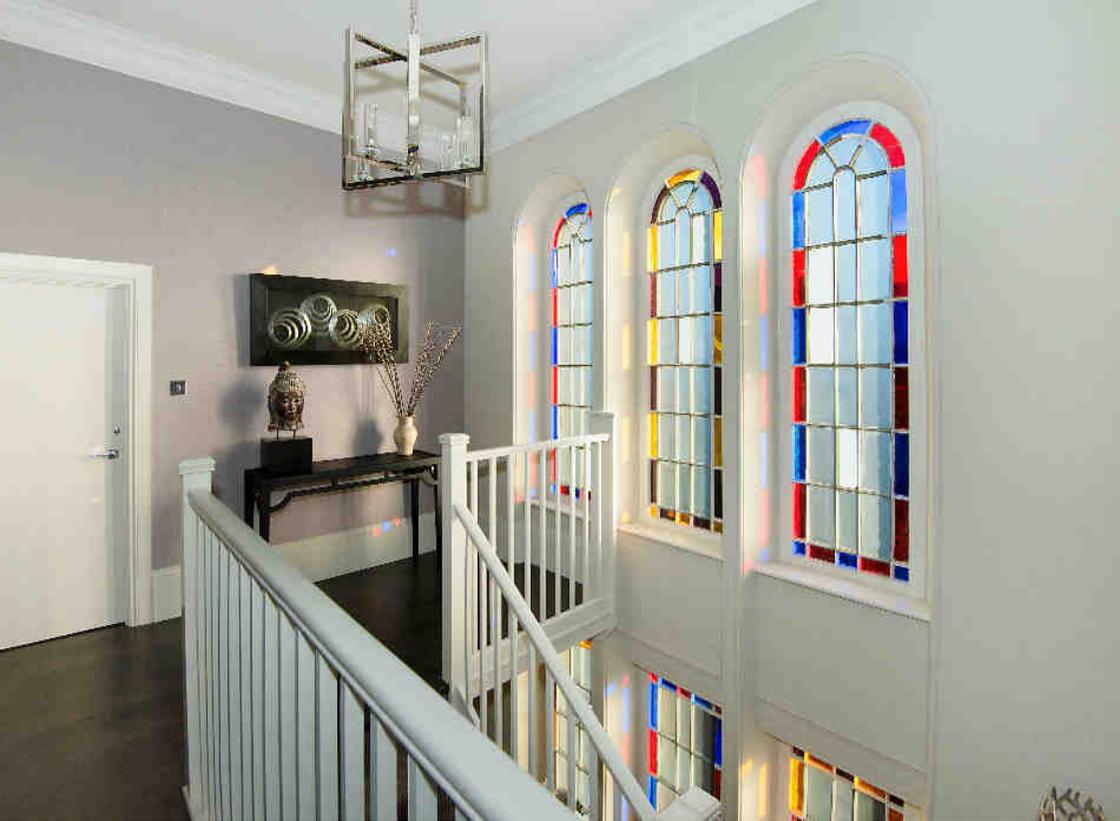
Local Authority: Dover District Council, Council Offices
White Cliffs Business Park, Dover, Kent CT16 3PJ

Council Tax Band G (£3173.80 for 2020/21)



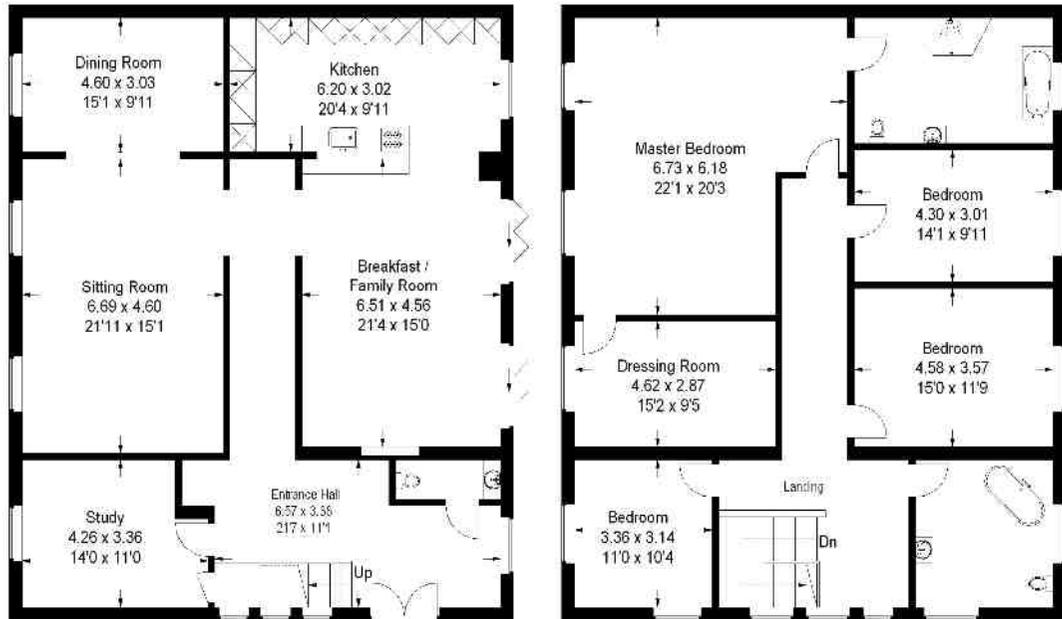






Toomer House, Wingham, CT3 1BN

Approximate Gross Internal Area
294.6 sq m / 3171 sq ft



Ground Floor

First Floor

Reduces headroom below 1.5 m / 5'0"

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