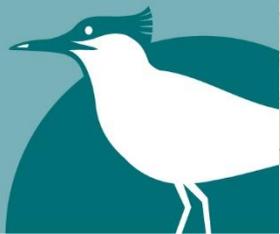




Orchard Cottage
Perry Lane, Wingham, CT3 1ER
£1,250,000

colebrooksturrock.com



Orchard Cottage

Perry Lane, Wingham

An impressive detached, single-storey, energy-efficient family home, offering stylish and versatile living with exceptional finishes throughout.

Situation

The property enjoys an enviable position between the highly sought-after villages of Wingham (1 mile) and Preston (1.5 miles), surrounded by beautiful rolling countryside that provides exceptional walking and cycling routes right from your doorstep. Wingham itself offers an excellent range of day-to-day amenities including a doctor's surgery, dentist, village store, newsagent, well-regarded farm shop, primary school and two popular public houses, creating a strong sense of community alongside practical convenience. The Cathedral City of Canterbury and the historic Cinque Port town of Sandwich, both approximately 7 miles away, provide an extensive selection of shopping, dining, leisure and educational facilities. Both towns benefit from mainline railway stations with services to London Charing Cross, as well as high-speed connections to London St Pancras. Further enhancing connectivity is the recently opened Thanet Parkway railway station at Cliffsend, offering additional high-speed services to London St Pancras, making the area increasingly attractive for commuters seeking a balance between countryside living and city accessibility. Sandwich is also internationally renowned for its championship golf courses, including Royal St George's Golf Club and Prince's Golf Club, both of which contribute to the area's prestigious coastal reputation.

The Property

Over the past two years, Orchard Cottage has undergone an extensive programme of renovation and extension by the current owners, transforming it into an exceptional family home that combines intelligent design, impressive energy efficiency, and an exquisite standard of finish throughout.

The immaculately presented interior offers generous and highly versatile accommodation, arranged in a well-balanced layout that easily adapts to a variety of family needs. A welcoming, light-filled entrance hall seamlessly links the original property with the newly created extension, leading through to a spectacular open-plan kitchen and living space. This striking room features vaulted ceilings and large picture windows that maximise the desirable south-westerly aspect, flooding the space with natural light. The kitchen itself is beautifully appointed with sleek matt black cabinetry, a comprehensive range of integrated appliances, and striking quartz worktops. Camero herringbone flooring runs throughout the space, complemented by a contemporary wood-burning stove.

Positioned to the front of the property, the principal bedroom suite benefits from built-in wardrobes and a stylish fully tiled en-suite shower room. Extending from the main entrance hall is a generous family bathroom and a practical utility/laundry room. An inner hallway provides excellent storage and leads to a dual-aspect study, a spacious and versatile games room/gym, and two further sumptuous double bedrooms.

Further enhancing this impressive home is its strong focus on energy efficiency, with an air source heat pump providing heating and hot water, alongside solar panels and battery storage, helping to ensure highly cost-effective electricity usage.

Outside

To the front of the property, sweeping brick walls open onto a generous paved driveway, providing ample off-road parking. The plot is enclosed by a combination of fencing and established hedging, while the property itself enjoys an idyllic setting surrounded by orchards, creating a wonderfully peaceful and picturesque backdrop. Beautifully maintained lawns extend around the side and rear of the home, enhancing the sense of space and privacy. A paved patio spans the side elevation, providing an ideal area for outdoor seating and entertaining, with matching pathways leading to two impressive outbuildings. The home office/gym is finished to a high specification and benefits from power and lighting, controlled heating and air conditioning, along with media connections, making it a highly versatile space suited to a variety of uses. In addition, there is a substantial garden store fitted with power and lighting and complete with an electric roller door, offering excellent practical storage.

Services

Mains electric and water are connected to the property. An air source heat pump provides heating and hot water. Solar panels with battery bank and a water softener are installed. Private drainage.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. **01304 821199**

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: A

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on [01304 612197](tel:01304612197)

Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground floor
3451 sq.ft. (320.6 sq.m.) approx.

TOTAL FLOOR AREA : 3451 sq.ft. (320.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Reception Hall

16' 8" x 13' 8" (5.08m x 4.16m) plus 9' 7" x 6' 8" (2.92m x 2.03m)

Open Plan Kitchen/Living/Dining Room

33' 2" x 23' 11" (10.10m x 7.28m) extending to 26' 10" (8.17m)

Principal Bedroom

15' 6" x 14' 7" (4.72m x 4.44m)

Ensuite Shower Room

11' 11" x 7' 10" (3.63m x 2.39m)

Utility Room

9' 7" x 8' 2" (2.92m x 2.49m)

Family Bathroom

15' 5" x 10' 4" (4.70m x 3.15m)

Study/Bedroom Five

12' 4" x 9' 10" (3.76m x 2.99m)

Bedroom Two

16' 0" x 14' 5" (4.87m x 4.39m)

Bedroom Three

15' 6" x 11' 10" (4.72m x 3.60m)

Games Room/Bedroom Four

15' 8" x 11' 10" (4.77m x 3.60m) plus 17' 11" x 8' 7" (5.46m x 2.61m)

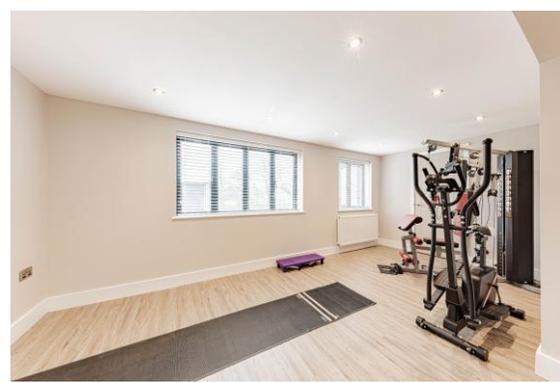
Outside

Home office/Gym

29' 5" x 13' 5" (8.96m x 4.09m)

Garden Store

19' 1" x 6' 11" (5.81m x 2.11m) plus 8' 10" x 7' 2" (2.69m x 2.18m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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