



WOODLEIGH

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The ground floor accommodation is accessed via an entrance hall which leads through to the principal living room, creating a comfortable reception space at the heart of the home. The kitchen is fitted with a range of units and remains fully functional, although prospective purchasers may wish to modernise and reconfigure the space as part of future improvements. To the rear, an extension significantly increases the footprint of the property and provides a utility room, lobby or boot room, two separate WCs, a bathroom and an additional reception room offering considerable flexibility. This area of the house remains largely unfinished and requires refurbishment throughout, presenting an excellent opportunity for those seeking a project with the ability to add value and tailor the accommodation to individual needs.

The first floor has been extensively modernised and is presented to a good standard throughout. Arranged from a central landing are four generous bedrooms, including a principal bedroom benefitting from a contemporary en-suite shower room. The remaining bedrooms are all well-proportioned and are served by a modern three-piece family bathroom. Combined with double glazing throughout and gas-fired central heating, the upper floor is ready for immediate occupation and provides comfortable family accommodation while any future improvements to the ground floor are undertaken.

Externally, the property occupies a substantial plot with a large driveway providing off-road parking for multiple vehicles, together with the added benefit of a wall-mounted EV charging point. To the rear, the gardens are predominantly laid to lawn and bordered by mature trees and established shrubs, creating a pleasant and private outdoor environment. Adjacent to the rear of the property is a detached brick-built outbuilding with its own enclosed yard area. This section of the site formed part of the previously approved scheme for an additional dwelling, with plans having proposed the subdivision of the gardens to create two separate residential plots. The planning permission has since lapsed; however, the opportunity may still hold considerable appeal for those seeking future development potential, subject to obtaining the necessary consents. At present, the outbuilding and enclosed yard are utilised for the storage of building materials and general goods.

Situation
Nonington is a highly regarded rural village surrounded by attractive East Kent countryside, offering a peaceful setting while remaining conveniently positioned for access to nearby towns and amenities. The historic town of Sandwich, coastal town of Deal and cathedral city of Canterbury are all within comfortable reach, providing an extensive range of shops, restaurants, leisure facilities and educational establishments. The area is well served by road and rail connections, making it an attractive location for those seeking a balance between village living and accessibility. Surrounded by farmland and scenic countryside walks, Nonington remains a popular choice for buyers looking to enjoy a quieter pace of life without sacrificing connectivity.

GROUND FLOOR

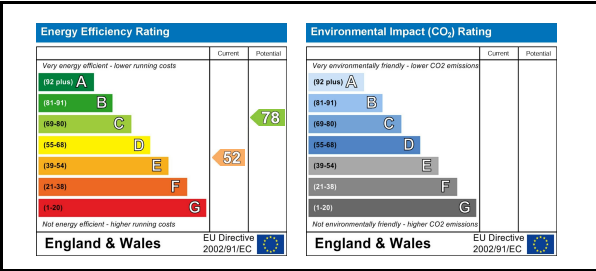
Entrance Hall

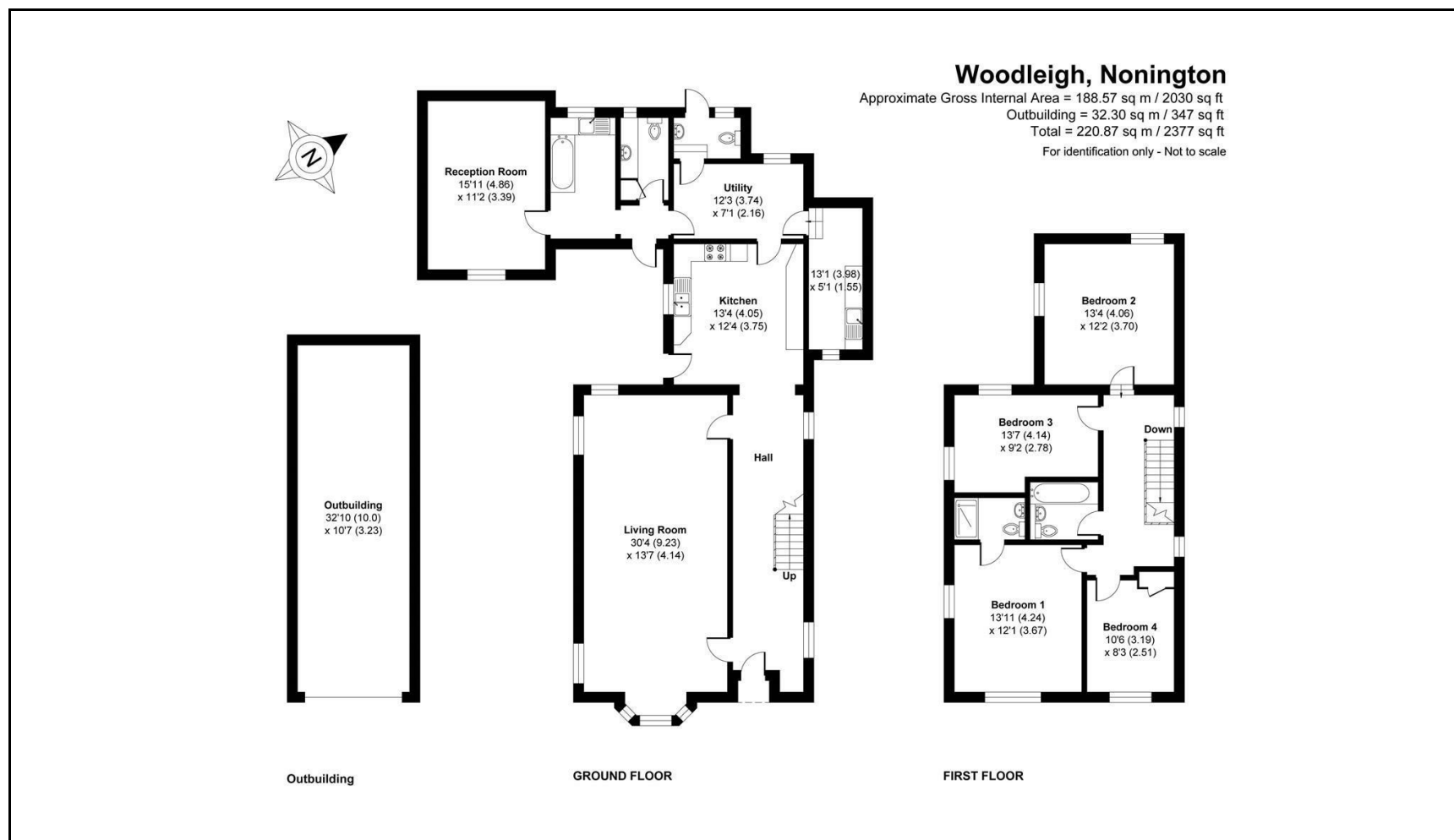
Living Room
13'6" x 30'3"

Kitchen
12'3" x 13'3"

Utility 1
7'1" x 12'3"

Utility 2
5'1" x 13'0"





Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representatives of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken.

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