



The Old Forge, Wootton Lane,
Wootton, Canterbury, CT4 6RP
£795,000

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The Old Forge

Wootton Lane, Wootton, Canterbury

A substantial family house stylishly updated and presented in a beautiful rural setting.

Situation

The property is most attractively situated in the rural village of Wootton, near Canterbury, which provides a serene atmosphere within beautiful surroundings. Wootton boasts an Ancient Church and an active Community Hall, together with a wealth of public footpaths and bridle paths over picturesque countryside, as part of the Kent Downs Area of Outstanding Natural Beauty. Other villages in the vicinity cater well for one's everyday needs, whilst access to the A2 Canterbury to Dover Road is within only a few minutes' drive. The renowned Broome Park Golf & Country Club, with its Spa and Restaurant is some 3 miles distant. The cathedral city of Canterbury and the ancient Cinque Port town of Dover are each within easy access, offering excellent shopping, recreational and educational amenities, including both Grammar Schools and Universities; together with high-speed main line train services to London, with the travel time to St Pancras being some 60 minutes. Various cross-channel routes are also available nearby.

The Property

The Old Forge is a charming period property dating back in the main to 1837 with some later additions in 1907 to the front elevations, thus creating a post office and shop for the village. Since the current owners purchased The Old Forge, over 25 years ago, a further in-depth program of works has been undertaken and is now considered a comfortable and stylish family home. All the rooms are adaptable and have their own specific charm and features, some of which include solid Oak and tiled floors, exposed beams, and an impressive inglenook fireplace with multi-fuel stove in the sitting room. The ground floor modern shower room, family room and office could easily lend itself quite nicely to a self-contained annex for either a family member or as an area to work independently from home. Upstairs are three very generous bedrooms and a family bath/shower room. A house that truly needs to be viewed to be fully appreciated.

Outside

The gardens and grounds are beautifully tended and full of interest and colour, while incorporating several areas of interest. Immaculate sweeping lawns extend elegantly around the rear of the property while a sun terrace encased in a trellis pergola offers a tranquil seating area. There is also a useful garden shed and an attractive cabin. Extensive shrubs and trees of all varieties and sizes can be found within the garden as well as a plethora of colourful plants thoughtfully positioned along with a small pond and water feature. To the side is a large area of garden with several raised beds primarily utilised for growing home-produced fruit and vegetables. Off road parking is to the front of the property via double ranch style gates.

Services

Mains water and electricity connected. Private drainage. Oil fired boiler, serves the hot water and central heating system. LPG gas hob and electric ovens. Fully double glazed in 2012.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure Freehold

Current Council Tax Band: G

EPC Rating: E

Agents Note

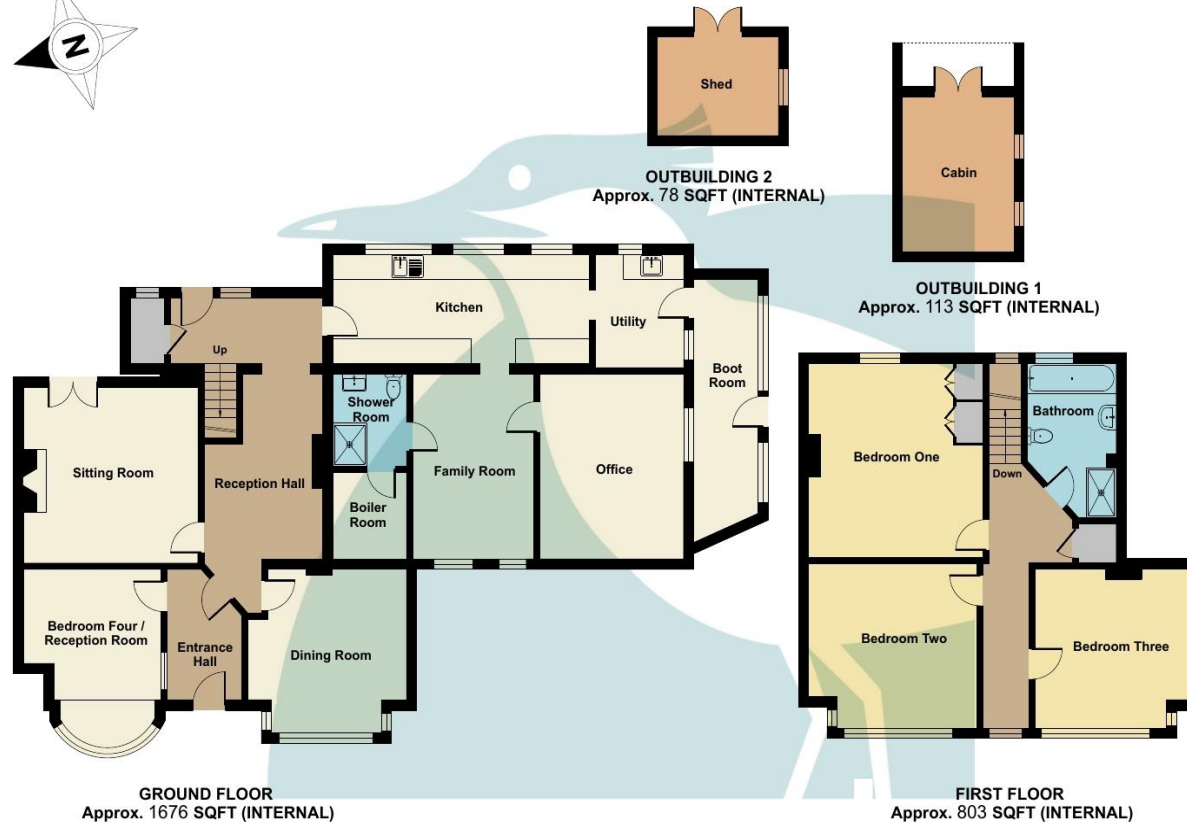
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 840422**

Total Approximate Area = 2670 sq ft / 248 sq m (includes outbuildings)

For identification only - Not to scale



Entrance Hall

Bedroom 4 / Reception Room

14' 4" x 11' 3" (4.36m x 3.42m)

Sitting Room

14' 7" x 14' 7" (4.44m x 4.44m)

Family Room

14' 6" x 9' 11" (4.42m x 3.02m)

Dining Room

13' 1" x 12' 10" (3.99m x 3.91m)

Kitchen

21' 5" x 8' 9" (6.54m x 2.66m)

Office

14' 10" x 11' 5" (4.53m x 3.48m)

Boot Room

21' 2" x 5' 3" (6.44m x 1.60m)

Bedroom One

15' 7" x 15' 5" (4.75m x 4.70m)

Bedroom Two

14' 3" x 13' 2" (4.34m x 4.02m)

Bedroom Three

12' 9" x 10' 6" (3.89m x 3.20m)

Shed

9' 11" x 7' 11" (3.01m x 2.41m)

Cabin

12' 5" x 9' 1" (3.79m x 2.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1115869

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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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