



Greenways

Denton Lane, Wootton, Canterbury, CT4 6RN

£650,000

colebrooksturrock.com





Greenways

Denton Lane, Wootton, Canterbury

Detached rural Kentish cottage with generous gardens, including a separate paddock. No Chain.

Situation

The Property is situated in the semi-rural location of Denton Lane. Wootton itself 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 every day needs, whilst access on 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 Restaurants 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

An unusual Kentish Cottage positioned well within its own beautiful landscaped gardens, understood to have originally been built in the 1900's and was once a village shop! Having been in the same ownership for some sixty years, it is quite rightly, now in need of some modernisation to bring it up to today's standards. The accommodation is adaptable with two extensions having been added over more recent times, one of which being two-storey. The situation of this cottage is idyllic, nestled away in a quiet single lane in a most picturesque village with open fields and countryside, yet, within minutes you can be on the A260 to Canterbury or Folkestone or the A2 with wider connections to the motorway network.

Outside

The gardens are a most important feature of this property with many colourful and interesting areas to explore, including a separate paddock. The list of plants, shrubs and trees is endless while meandering paths beckon you through this enchanting garden. There is garage plus two outbuildings, both of which are generous in size and would suit a multitude of uses.

Services

Oil central heating and hot water. Private drainage.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: G

Agents Note

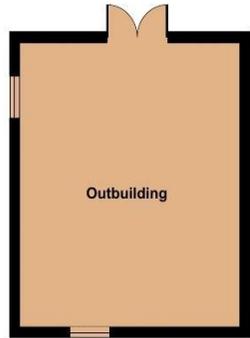
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	29 F	20 G

Total Approximate Area = 2972 sq ft / 276.1 sq m (includes outbuilding)
 Limited Use Area(s) = 82 sq ft / 7.6 sq m
 For identification only - Not to scale



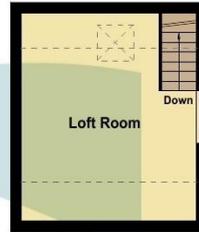
OUTBUILDING 2
Approx. 415 SQFT (INTERNAL)



OUTBUILDING 3
Approx. 207 SQFT (INTERNAL)

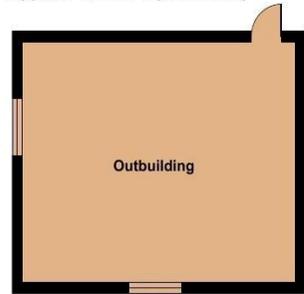


FIRST FLOOR
Approx. 236 SQFT (INTERNAL)



FIRST FLOOR
Approx. 151 SQFT (INTERNAL)

Denotes restricted head height



OUTBUILDING 1
Approx. 418 SQFT (INTERNAL)



GROUND FLOOR
Approx. 1478 SQFT (INTERNAL)

Entrance Porch

Kitchen/Breakfast Room

16' 4" x 15' 11" (4.97m x 4.85m)

Family Room

15' 9" x 14' 6" (4.80m x 4.42m)

Conservatory

11' 8" x 6' 0" (3.55m x 1.83m)

Dining Room

13' 9" x 11' 4" (4.19m x 3.45m)

Conservatory

14' 7" x 8' 2" (4.44m x 2.49m)

Inner Hall

Sitting Room

19' 3" x 14' 2" (5.86m x 4.31m)

Bedroom Three / Reception Room

13' 10" x 8' 4" (4.21m x 2.54m)

Bathroom

8' 2" x 7' 2" (2.49m x 2.18m)

First Floor

Bedroom One

17' 11" x 11' 11" (5.46m x 3.63m)

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.56m)

Loft Room

16' 0" x 14' 6" (4.87m x 4.42m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 993438

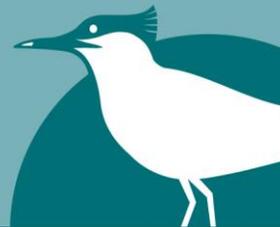
Bank Buildings, Elham, Canterbury, Kent, CT4 6TD

t: 01303 840422

e: elham@colebrooksturrock.com



colebrooksturrock.com



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.

Also in: Ash • Hawkinge • Saltwood • Sandwich • Walmer