



Woodmans Well  
Wick Lane, Woolage Green,  
Canterbury, CT4 6SD  
Guide Price £500,000 - £525,000

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# Woodmans Well

Wick Lane, Woolage Green, Canterbury

A detached bungalow with generous accommodation set within beautiful gardens and positioned in a quiet lane with super views and No Chain.

## Situation

The property is attractively located on the outskirts of this small rural village, with country pub, enjoying some splendid views over undulating countryside in an Area of Outstanding Natural Beauty. Other villages nearby, such as Shepherdswell, cater well for one's everyday needs. Facilities here include a General Store, popular Primary School, another Public House and mainline station. There is also a mainline station within 1.5 miles at nearby Snowdown. The A2 is within just a short driving distance giving easy access, to the south, to the coastal port of Dover and, to the north, to the historic cathedral city of Canterbury. Each of these offers a wide range of shopping, recreational and educational facilities, together with further mainline train services to London; with the high-speed link to St Pancras taking just 60 minutes or so.

## The Property

Come and live in the country! In this wonderful light and modern bungalow that has, over recent years, been improved and updated by the current owners and surrounded by some of the most wonderful countryside.

The present accommodation is all on one floor, it is spacious and includes two useful conservatories as well as a large 'L' shape reception room with a fireplace housing a multi fuel stove, thus, offering ample space for the whole family to enjoy. A new kitchen has been installed with fitted units incorporating an eye level Bosch double oven and Neff gas hob, plus a dishwasher and integrated fridge and freezer. The two bath/shower rooms have both been partially re-furnished and along with

the three good size bedrooms creates a comfortable and practical family home.

## Outside

The main gardens have been thoughtfully and beautifully landscaped, and include a paved patio, two stunning Japanese Maples and espalier fruit trees that adorn the decorative trellis. It is fully enclosed, laid mainly to lawn and extends elegantly around the property on all three sides. An attached garage with up and over door has power and light connected and a separate fuse box, as do the three sheds. There is a wood store and three power points outside along with motion sensor lighting.

## Services

All mains services are understood to be connected.

## Local Authority

Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

## Tenure

Freehold

## Current Council Tax Band: E

## EPC Rating: D

## Agents Note

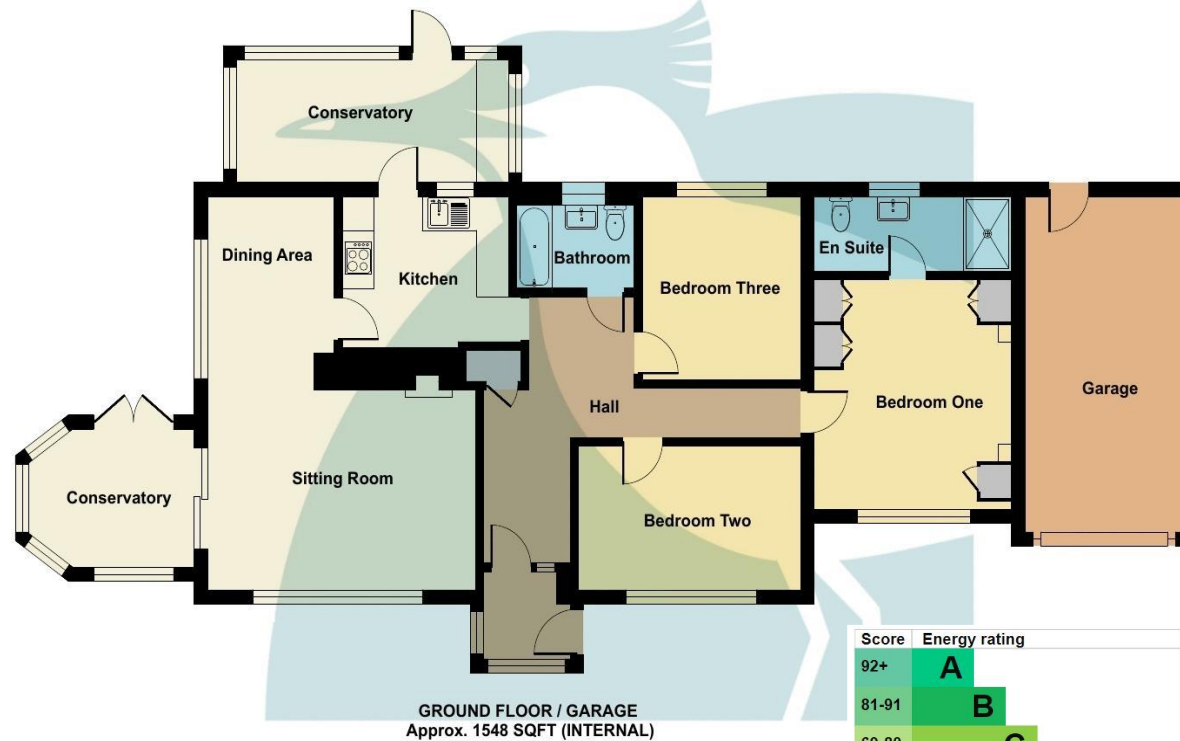
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Total Approximate Area = 1548 sq ft / 143.8 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Entrance Porch

Entrance Hall

Sitting / Dining Room

23' 3" x 16' 9" (7.08m x 5.10m)

Kitchen

10' 11" x 10' 11" (3.32m x 3.32m)

Bedroom One

13' 7" x 12' 8" (4.14m x 3.86m)

Ensuite

12' 8" x 4' 5" (3.86m x 1.35m)

Bedroom Two

13' 9" x 8' 6" (4.19m x 2.59m)

Bedroom Three

10' 10" x 9' 11" (3.30m x 3.02m)

Family Bathroom

7' 4" x 5' 8" (2.23m x 1.73m)

Conservatory

17' 0" x 7' 3" (5.18m x 2.21m)

Conservatory

10' 4" x 8' 2" (3.15m x 2.49m)

Garage

19' 10" x 9' 11" (6.04m x 3.02m)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1013812



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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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