



Greenways

Denton Lane, Wootton, Canterbury, CT4 6RN

£650,000

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# Greenways

Denton Lane, Wootton, Canterbury

A unique detached Kentish cottage, enhanced by several later additions, nestled within beautifully landscaped large gardens. Including a separate paddock and various substantial outbuildings. Offered with no onward 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

Brimming with character and history, this unusual Kentish cottage is set within its own beautifully landscaped gardens. Originally built in the 1900s and once serving as the village shop, the property has been in the same ownership for over sixty years. Now, it presents an exciting opportunity for modernisation and potential remodelling to create a truly exceptional home.

The adaptable accommodation has been enhanced by two extensions over the years, one of which is two-storey, offering flexible living space. Nestled in a peaceful and picturesque village, the cottage enjoys a serene setting on a quiet single-track lane, surrounded by open fields and countryside. Despite its idyllic rural feel, it is conveniently located just minutes from the A260 and the A2 motorway, providing easy access to Canterbury, Folkestone, and the wider motorway network.

## Outside

The gardens are a true highlight of this property, offering a captivating blend of beauty, variety, and space to explore. From vibrant flower beds to charming hidden corners, every turn reveals something new. A separate paddock provides additional versatility, while large outbuildings offer endless possibilities. The tiered vegetable garden and spacious poly tunnel invite those with a passion for homegrown produce. Meandering pathways wind through an enchanting array of plants, shrubs, and trees, creating a peaceful retreat that feels like a private oasis.

## 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**

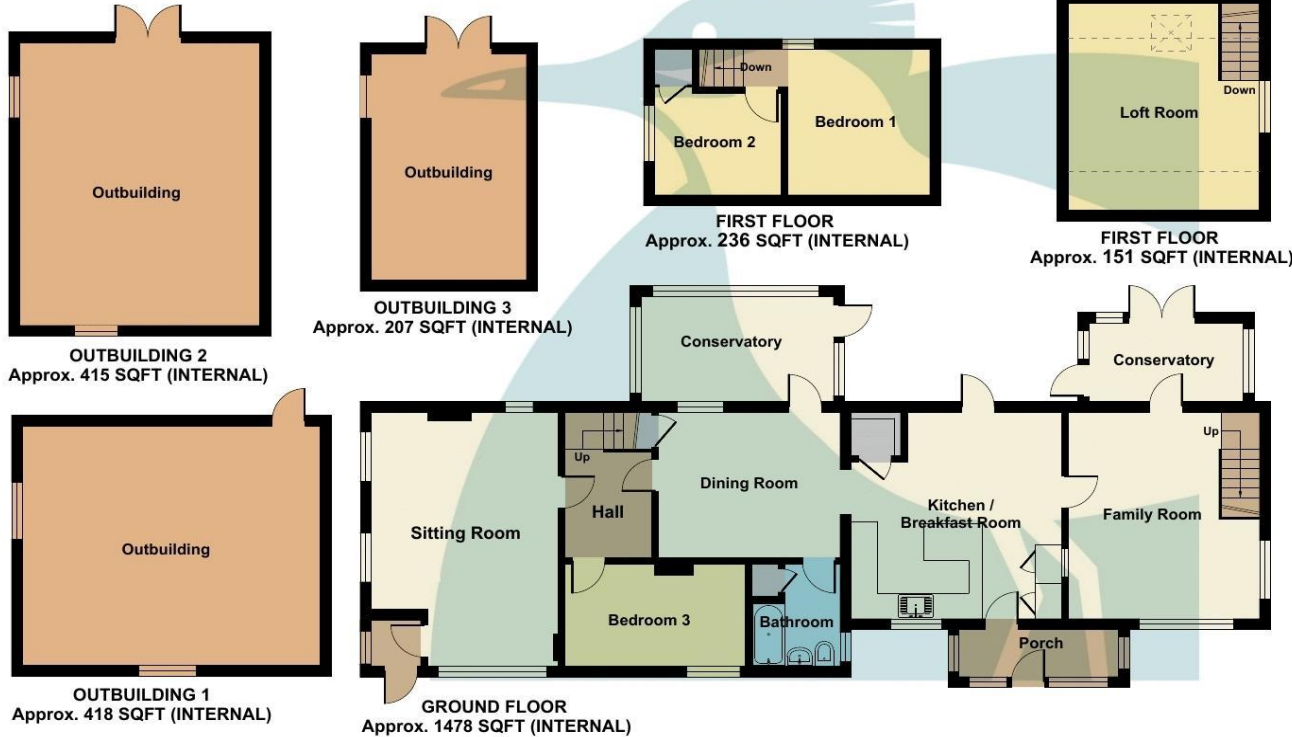




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		29 F
1-20	G	20 G	

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

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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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)

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

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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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