



The Grange,
Wootton Drive | Petham | Canterbury | CT4 5WD

Seller Insight

“The house is one of 13 attractive and individual properties that were built on the Wootton Estate. The development is very secluded and includes communal greens where residents can get together for a firework party or other outdoor entertainment. It is very quiet, safe and secluded as we are on a private cul de sac road and, although we are in a rural environment there are pleasant neighbours in the vicinity so everyone can feel independent but no one feels isolated.

We bought the house from new in 1999 as we had originally fallen in love with the barn and were able to adapt the plans for the new house to our own design. We have loved living here for over 20 years and found it has been a stunning place for entertaining as well as for family life but we feel it is time to downsize and move nearer our children. The village is charming with a good primary school, a Grade I Listed church and a number of activities in the modern village hall. There is a nearby garden centre and delightful places to go for country walks. If you want a pleasant meal the Granville pub/restaurant in Lower Hardres offers excellent food and is also where you will find a farm shop for local produce and any immediate necessities.

We are not far from the heritage city of Canterbury with its plethora of historic buildings and where you can enjoy the shops, restaurants and entertainment. While a real bonus for commuters is the high speed train from Canterbury West that will whisk you to St Pancras in under an hour. We are also quite central for the Continent with Ashford International and the Channel Tunnel being within easy reach.

We are also quite near the St Lawrence cricket ground for any cricketing enthusiasts and there are very good state and private secondary schools in the city as well as three universities. There are also other facilities for sporting fans and for golfing aficionados there is the Canterbury Golf Club as well as the Roundwood Hall Golf Club along Stone Street.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

The Grange

The first thing you notice as you sweep into the large gravel drive is the absolutely stunning and large Grade II Listed thatched barn in front of you. However this awe inspiring edifice is just one of the outstanding features of this delightful property and you can enjoy many more as you pass a wildlife pond on your way to the very attractive house. Although this lovely family home has many attractive aspects that are reminiscent of a bygone era it was actually built in 1999 so manages to combine the character of the past with everything you need for modern day living.

There is a light and spacious entrance hall with mellow engineered wood flooring that flows throughout much of the ground floor. This leads on one side to the very elegant L shaped lounge/diner and is ideal for more formal entertaining. It includes large french doors to a terrace where you can enjoy al fresco dining and has an attractive stone fireplace with a log burner. On the other side of the hall you will find the charming open plan kitchen/dining/family room that is really the hub of the household and includes a contemporary and recently installed country style kitchen together with dining and seating areas. The kitchen area includes stone floor tiling and an impressive central island with a double width granite worktop, a range cooker and bespoke units housing a high quality Maytag American style fridge freezer and a dishwasher.

Beyond the kitchen are two double bedrooms both with en-suite shower rooms including one with floor to ceiling windows overlooking a private patio and also windows with views across the pond. This whole area could also make an ideal separate area for elderly relatives, adult children or as a guest wing. The ground floor also includes a large fitted utility room and a cloakroom. Upstairs there are three double bedrooms and a family bathroom. One bedroom includes two sets of fitted wardrobes and a partially vaulted ceiling, another is currently set out as a study and the third is the impressive main bedroom with a walk in wardrobe and an en-suite bathroom. There is also access to plenty of eaves storage.

The garden is surrounded by a high hedge and includes a large almost 'secret' garden behind the barn that is accessed under a vast wisteria covered pergola and includes a cherry and a walnut tree. Walking into the amazing barn that is believed to date from the mid 17th century you will be awestruck by its sheer size and height with its vast vaulted and beamed ceiling. This could make the most superb entertainment complex with even a full sized snooker table only taking up a small part of the overall space and you could host some very memorable parties or other celebratory events. Attached at right angles to the barn are the charming stables that have been converted into a gym and a study with a shower room and kitchenette, while outside the gravel frontage provides plenty of room for parking a number of vehicles.







Travel Information
By Road

Canterbury	5.9 miles
Ashford International	13.6 miles
Dover Docks	20.9 miles
Channel Tunnel	11.6 miles
Gatwick Airport	70.5 miles
Charing Cross	65.8 miles

By Train from Canterbury West

High-Speed St. Pancras	54 mins
Charing Cross	1hr 32mins
Victoria	1hr 20mins
Ashford International	16 mins

Leisure Clubs & Facilities

St Lawrence Cricket Ground	01227 473612
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Roundwood Hall Golf Club	01303 862260
Kingsmead Leisure Centre	01227 769818

Healthcare

Chartham Surgery
Old School Surgery
Kent and Canterbury Hospital
Chaucer Hospital

Education

Primary Schools:

Petham Primary
St Stephens Junior
The Canterbury Primary
Kent College Junior
St Edmunds Junior
Kings Junior

Secondary Schools:

Simon Langton Girls Grammar
Simon Langton Boys Grammar
Barton Grammar
King's School, Canterbury
Kent College
St Edmunds

01227 738224
01227 738282
01227 766877
01227 825100

01227 700260
01227 464119
01227 462883
01227 762436
01227 475600
01227 714000

01227 463711
01227 463567
01227 464600
01227 595501
01227 763231
01227 475000

Entertainment

Marlowe Theatre, Canterbury
Gulbenkian Theatre and Cinema
Pinocchios
Cafe des Amis
Abode Hotel
The Granville

01227 787787
01227 769075
01227 457538
01227 464390
01227 766266
01227 700402

Local Attractions/Landmarks

Howletts Animal Park
Wingham Wild Life Park
The Canterbury Tales
The Beaney House
Canterbury Cathedral
Canterbury Heritage Museum



GROUND FLOOR

Entrance Hall
Cloakroom
Lounge/Diner

(L-shaped) 20'9 x 11'10 (6.33m x 3.61m) plus 16'2 x 14'8 (4.93m x 4.47m)

Utility Room
Kitchen/Dining/Family Room

8'5 x 8'1 (2.57m x 2.47m)
25'7 (7.80m) narrowing to 17'2 (5.24m) x 19'8 (6.00m)

Inner Hall
Bedroom 3
En-suite Shower Room
Bedroom 2
En-suite Shower Room

12'7 x 10'1 (3.84m x 3.08m)

16'9 x 10'7 (5.11m x 3.23m)

FIRST FLOOR

Galleried Landing
Main Bedroom
Walk-in Wardrobe
En-suite Bathroom
Bedroom 5/Study
Bathroom
Bedroom 4

16'3 (4.96m) narrowing to 13'7 (4.14m) x 15'1 (4.60m)

11'0 (3.36m) x 10'0 (3.05m) narrowing to 7'9 (2.36m)

10'7 into bay x 1'3 (3.23m x 0.38m)

OUTBUILDING 1

75'7 x 30'1 (23.05m x 9.18m)

OUTBUILDING 2

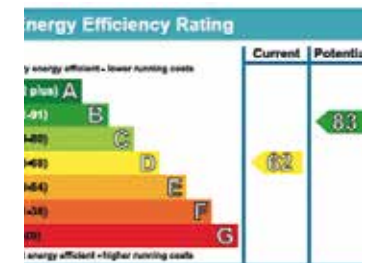
Study
Gym
Shower Room
WC

31'0 x 11'7 (9.46m x 3.53m)

13'6 x 11'6 (4.12m x 3.51m)

OUTSIDE

Garden
Front Garden
Driveway





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