



Wents Cottage, Sandling Road, Postling, CT21 4HD
Offers over £950,000

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Wents Cottage

Sandling Road Postling CT21 4HD

A substantial period cottage set within expansive lawned gardens, offering exceptional privacy and a countryside setting.

Situation

Wents Cottage enjoys a tranquil countryside setting while being conveniently located less than a mile from Sandling Station, which offers High Speed rail services to London St Pancras. The nearby village of Saltwood, along with the coastal towns of Hythe and Folkestone, provide a wide range of amenities, including well-regarded schools, supermarkets, and scenic beaches.

Excellent rail links to London are available from Sandling Station, as well as from Folkestone West and Ashford International. The M20 motorway is easily accessible, offering swift road connections across Kent, while the Eurotunnel terminal at Cheriton provides fast access to mainland Europe.

The Property

A charming and spacious country cottage set within a generous plot with substantial gardens, surrounded by open countryside and woodland within an Area of Outstanding Natural Beauty. Wents Cottage blends period character with modern comfort, featuring exposed beams, an inglenook fireplace with log burner, exposed brickwork, engineered wood flooring, period style doors, oil fired central heating, and double glazed windows and doors throughout.

The entrance porch leads into a welcoming dining hall with ceiling beams and fireplace, flowing into a generous inner hallway with storage, a staircase to the first floor, and access to the kitchen, conservatory, and a study/boot room housing the boiler and hot water cylinder, which leads to a utility/shower room with WC. The spacious living room, accessed via folding wooden doors, enjoys

garden views and opens into the large conservatory. The triple aspect kitchen/breakfast room includes shaker-style units, granite worktops, and a larder.

Upstairs, a beamed galleried landing leads to five double bedrooms, two with en-suites, plus a family bathroom.

Outside

Wents Cottage enjoys a generous sized garden backing onto woodland and surrounded by unspoilt countryside—one of the property's standout features.

Accessed via a driveway with ample parking, the grounds offer excellent privacy and are bordered by mature trees, flowering shrubs, and fruit trees. Lawned areas wrap around the property, with dual side access enhancing flow and usability. Several outbuildings complement the main house, including a detached one-bedroom guest annex, a timber store, a workshop, and a large detached outbuilding with power and lighting. There is also gated vehicular access via the adjoining bridleway, providing flexibility and convenience.

Services

Oil fired central heating. Drainage is by septic tank.

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.



To view this property call Colebrook Sturrock on **01303 260666**

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Approximate Gross Internal Area
324.7 sq m / 3495 sq ft

Tenure
Freehold

Current Council Tax Band: G

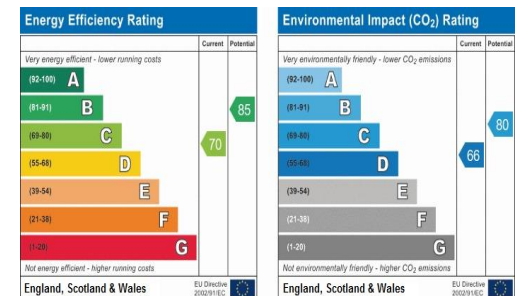
EPC Rating: C

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.



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID542798)



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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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