



GUILDCREST ESTATES



Meadowlands Wootton Drive, Petham, Canterbury CT4 5WD



4



2



3



Wootton Drive, Petham,  
Canterbury CT4 5WD

**Offers over £950,000**

Situated in the picturesque village of Petham, the city of Canterbury, this impressive detached residence on Wootton Drive occupies a desirable private road setting and offers an exceptional blend of space, comfort, and refined living. Extending to approximately 2,044 sq ft, the property features four generously sized bedrooms, making it ideally suited to family life.

The interior boasts a welcoming and notably spacious hall and landing, setting the tone for the well-proportioned accommodation throughout.

Three versatile reception rooms provide excellent areas for both relaxation and entertaining, while two well-appointed bathrooms ensure convenience for a busy household. A separate utility room further enhances the practicality of the layout.

Outside, there is a double garage and extensive driveway parking for six to eight vehicles, perfect for multi-car families or visiting guests. The garden is a particular highlight, thoughtfully arranged and complemented by both a charming summer house and a greenhouse, ideal for leisure and gardening enthusiasts alike. Beyond the grounds, the property enjoys beautiful open views across surrounding fields, creating a







tranquil and scenic backdrop.

Combining modern comfort with the peaceful charm of village living, this outstanding home represents a wonderful opportunity to acquire a spacious property in a truly desirable setting.



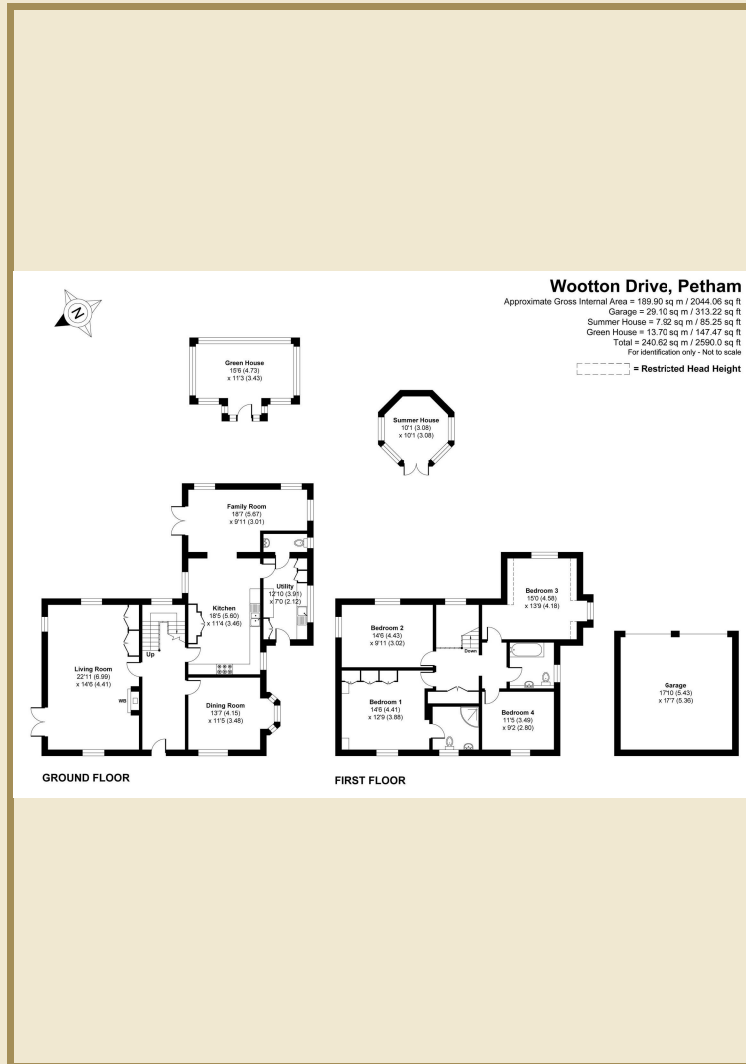
## Key Features


- 4 spacious bedrooms
- Detached house
- Large back garden
- Village location
- Private road
- Double garage, ample parking


## Important Information

Freehold  
 House - Detached  
 2044.00 sq ft  
 Council Tax Band G  
 EPC Rating

£950,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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