



Dane Cottage
Mystole Lane | Mystole | Canterbury | Kent | CT4 7BX



Step inside

Dane Cottage

Nestling in the midst of 0.4954 of an acre, surrounded by undulating farmland and overlooking the North Downs Area of Outstanding Natural Beauty is this adorable Grade II Listed cottage, originally built around 1650 with later extensions. With its impressive chimneystack, Kent peg tiled roof, wood framed diamond pane leaded light windows, pitched roof dormers and old oak front door it looks like something out of a fairytale.

The property is approached through a five bar gate flanked by brick pillars. It opens onto a spacious driveway for off road parking bordered by a large lawn interspersed with trees and shrubs and leads to the very attractive pitched roof double garage with automatic doors and topped by a cupola and also to the front entrance. The characterful period features continue internally with a plethora of exposed beams and fireplaces and nowhere is this better illustrated than in the charming dual aspect sitting room including its beautiful inglenook fireplace with a large multifuel burner and vertical beams that lead to a separate study area.

A well-proportioned, dual aspect snug with a central beam and an ornate wood surround flame effect gas fire offers a relaxing space, while the attractive, tiled floored dining room with its brick features and underfloor heating, that is also in the kitchen and cloakroom, is ideal for entertaining friends and family.

The tiled flooring continues into a lobby with storage cupboards, access to a cloakroom, an external stable door and an archway to the spacious and modern kitchen. This includes a Rangemaster cooker and shaker style units with quartz worktops housing an integrated fridge, pull out larder, wine cooler and dishwasher while a covered walkway provides access to the separate utility room with space for additional appliances, an external toilet and a garden storage shed.

An oak staircase leads to the first floor landing with wall beams, an airing cupboard and access to the family shower room with trendy twin circular stone basins on a marble base with fitted half height cupboards. There is a single bedroom with fitted cupboards and two dual aspect vaulted ceiling double bedrooms with far reaching countryside views. One has exposed wall beams and a cast iron fireplace and the delightful first bedroom has plenty of fitted cupboards and a stunning ensuite bathroom with a stand-alone claw foot bath, shower and circular stone basin.

Outside the double garage includes a large loft space for storage and an attached mower shed while a wrought iron gate from the parking area opens into a spacious herringbone block paved courtyard that continues under the covered walkway and round to the garden. This features a large terrace for outdoor entertaining bordered by a dwarf brick wall and a very large lawn with beautifully tended shrub beds and trees surrounded by high hedging providing privacy and security. At the end of the garden is a delightful summerhouse with lighting and electrics and could make an excellent office for anyone working from home who doesn't want to be disturbed.









Seller Insight

“ This has been a wonderful home for the past 12 years and it will be a sad wrench to leave but I feel it is time to move nearer to my children. I love the surroundings, the peace and quiet and the charm of the cottage and its gorgeous garden. Over the years we have sensitively modernised the property but still retained all the features that give it such a special character. Although it is surrounded by countryside it is not isolated as there are other properties nearby and Chartham village is only half a mile away.

It includes a good primary school, recreation ground, two convenience stores, post office and hairdresser as well as the Local and Artichoke pubs, the station where trains to London take around an hour and a half and the Chartham Vinery. While Chilham with its castle, picturesque village square, farm shop, primary school, station, pubs and eateries is less than two miles away.

The historic city of Canterbury is nearby and includes a plethora of ancient buildings, lovely pubs, restaurants, a cinema complex and two theatres as well as a variety of high street stores and independent shops, recreational facilities such as a golf course and sports centre and two mainline stations including Canterbury West with the high speed train that will get you to London in under an hour. It also has excellent grammar schools as well as top class public schools and three universities. While there is easy road access London or Folkestone and Dover for trips to the Continent.*

* 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.









Travel

By Road:	
Chartham	0.6 miles
Chilham	1.7 miles
Ashford International	10.6 miles
Canterbury	3.2 miles
Channel Tunnel	16.0 miles
Dover Docks	22.2 miles
Gatwick	67.1 miles
Charing Cross	64.8 miles

By train from Chartham	
Ashford International	16 mins
Canterbury West	6 mins
London Charing Cross	1hr 38 mins
London Victoria	1hr 37 mins
Canterbury West to St Pancras	55mins
Ashford International to St Pancras	36 mins

Leisure Clubs & Facilities

Kingsmead Leisure Centre	01227 769818
Chilham Sports Centre	01227 730233
Polo Farm Sports Club	01227 769159
Canterbury Golf Club	01227 453532
Chilham Mill Angling	07748 767882
St Lawrence Cricket Ground	01227 473612

Healthcare

Chartham Surgery	01227 738224
Old School Surgery	01227 738282
Kent and Canterbury Hosp	01227 766877
Chaucer Hospital	01227 825100
William Harvey Hospital	01233 633331

Education

Primary Schools:	
Chartham Primary	01227 738225
Kent College Junior	01227 762436
St Edmunds Junior	01227 475600
Kings Junior	01227 714000
Ashford Prep	01233 625171

Secondary Schools:

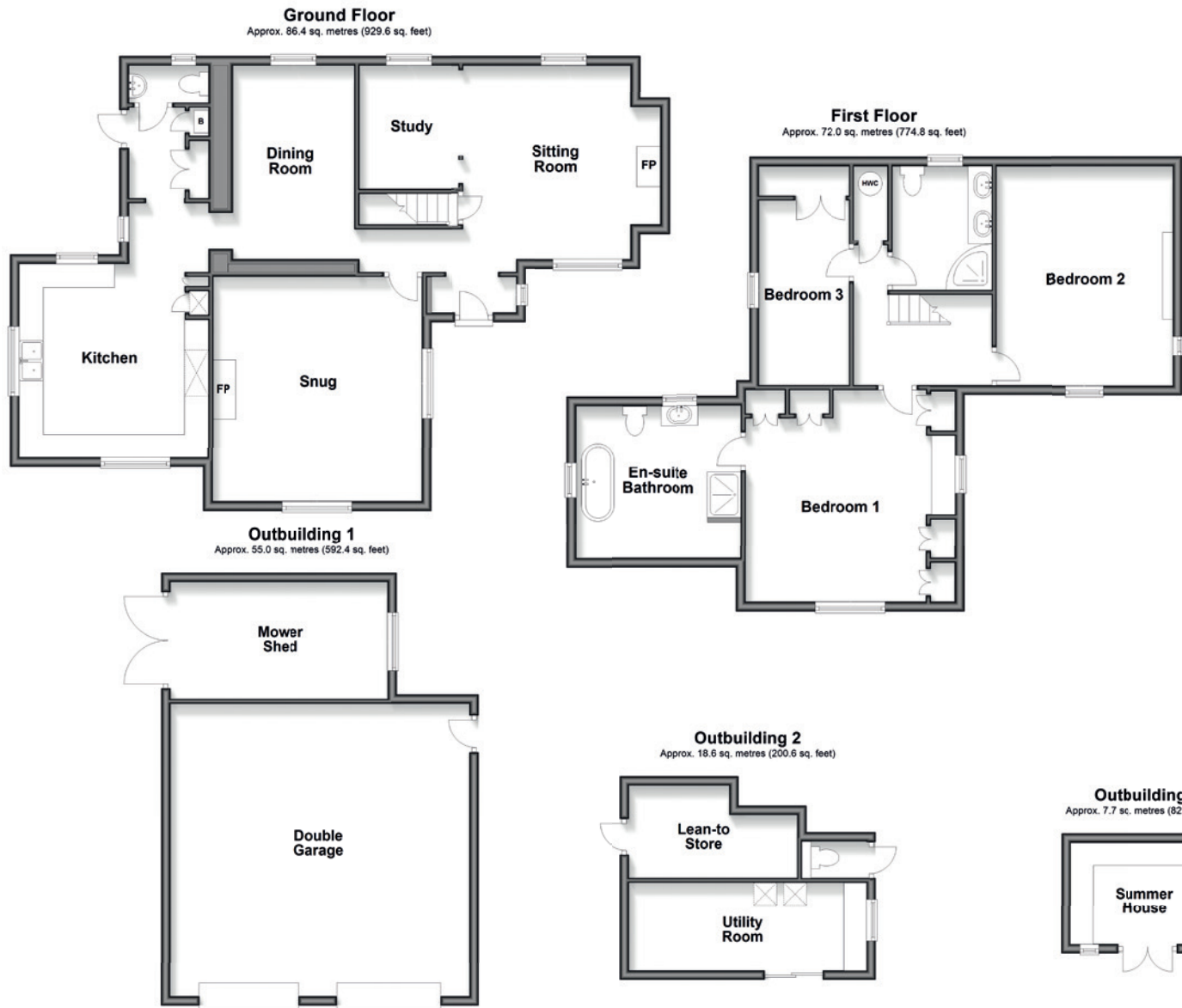
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567
Barton Grammar	01227 464600
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000
Ashford School	01233 625171

Entertainment

Artichoke	01227 738316
The Local	01227 738080
Marlowe Theatre, Canterbury	01227 787787
Gulbenkian Theatre and Cinema	01227 769075

Local Attractions / Landmarks

Chilham Castle gardens and parkland
 The Beaney House
 Canterbury Cathedral
 Canterbury Heritage Museum
 Chartham Winery



SPLIT LEVEL GROUND FLOOR

Porch	
Sitting Room	13'10 x 11'5 (4.22m x 3.48m)
Study	8'6 x 6'9 (2.59m x 2.06m)
Snug	15'4 x 14'4 (4.68m x 4.37m)
Dining Room	13'5 x 8'4 (4.09m x 2.54m)
Kitchen	13'5 x 12'9 (4.09m x 3.89m)
Rear Porch	
Cloakroom	

FIRST FLOOR

Landing	
Bedroom 2	15'2 x 12'2 (4.63m x 3.71m)
Bedroom 1	15'1 x 14'7 (4.60m x 4.45m)
En Suite Bathroom	11'4 x 10'6 (3.46m x 3.20m)
Shower Room	8'4 x 6'10 (2.54m x 2.08m)
Bedroom 3	12'9 x 6'2 (3.89m x 1.88m)

OUTBUILDING 1

Double Garage	21'9 x 20'10 (6.63m x 6.35m)
Mower Shed	16'1 x 8'3 (4.91m x 2.52m)

OUTBUILDING 2

Utility	Room 17'3 x 6'3 (5.26m x 1.91m)
Lean-To Store	12'2 (3.71m) x 6'8 (2.03m) narrowing to 4'7 (1.40m)
Gardener's Toilet	

OUTBUILDING 3

Summerhouse	11'2 x 7'5 (3.41m x 2.26m)
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OUTSIDE

- Gated Driveway
- Garden

EPC Exempt
Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 02.04.2026



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