



Wootton Cottage Wootton Lane, Wootton - CT4 6RT

Guide Price £650,000

Approximate Gross Internal Area = 176 sq m / 1896 sq ft

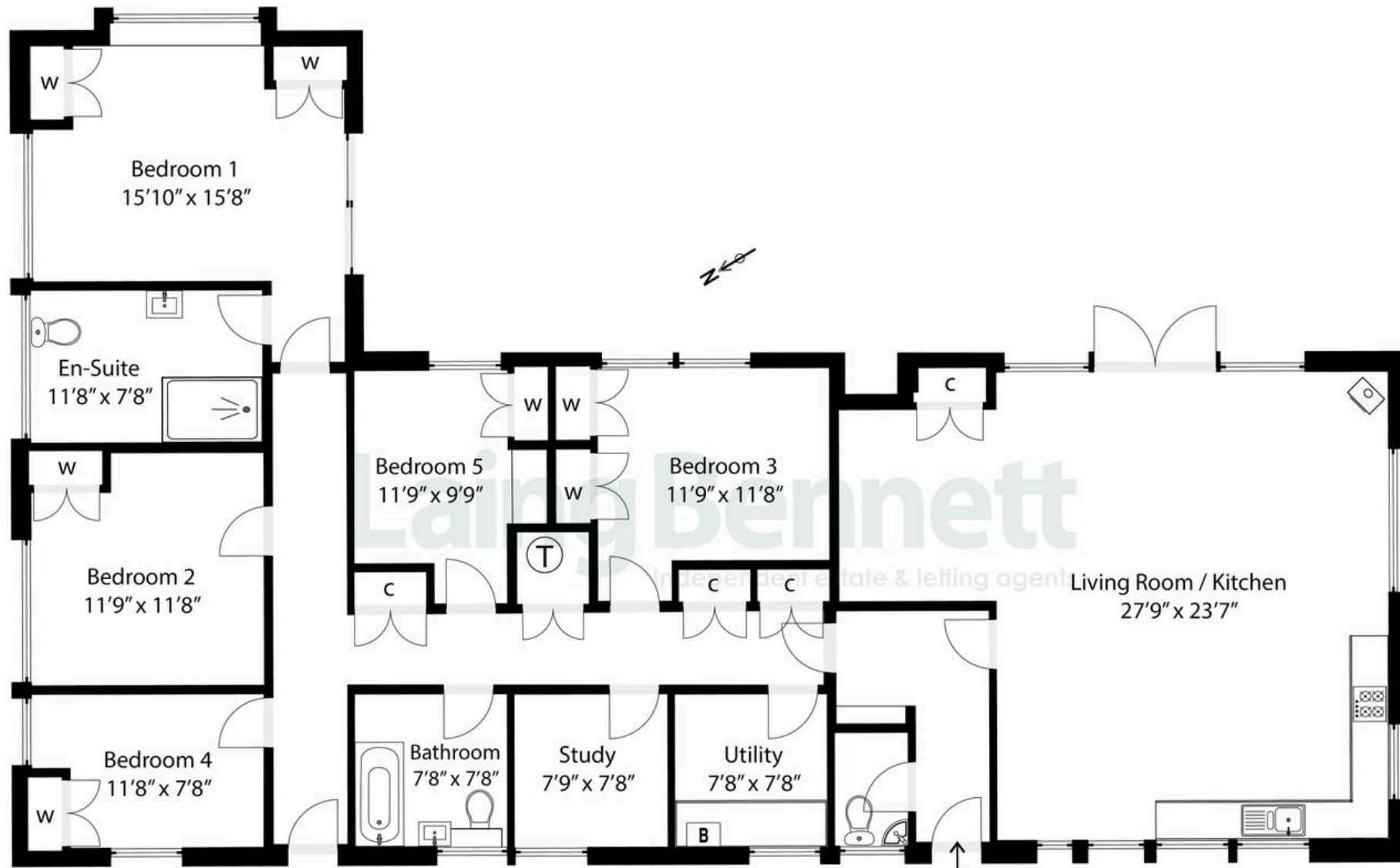


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Not to scale. Outbuildings are not shown in actual location.

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Wootton Cottage Wootton Lane

Wootton, Canterbury

Set in approximately an acre of enchanting gardens, this charming Colt bungalow combines generous space with a wonderful sense of privacy and light. The welcoming entrance hall leads to a spacious open-plan living room and kitchen, perfect for family life and entertaining, with French doors opening directly onto the garden. There are five well-proportioned bedrooms, including a main bedroom with its own modern en-suite shower room/WC. A further family bathroom, a separate study, and a useful utility room provide excellent flexibility for modern living. Thoughtful built-in storage is found throughout, and the layout offers an easy flow between all rooms. Outside the mature grounds are a true highlight, with lawns, established trees and an abundance of planting that create a magical, secluded setting for this inviting single storey home. A detached garage is approached over a driveway secured by a traditional five-bar gate, completing this home set in truly picturesque surroundings.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D











Laing Bennett

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