



Price

£1,000,000  
Freehold

Woolage Green, Kent, CT4

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Completely renovated 19th century country home  
In 0.9049 acres of grounds backing onto woodland  
Period charm with contemporary craftsmanship  
Versatile outbuildings including a potential annex  
In and out driveway, carport, garage and yard  
Planning permission to extend further





Originally built as three mining cottages in 1830 and combined in the 1960s, this spacious detached residence has been transformed into a refined home blending period charm with contemporary craftsmanship. Set within 0.9049 acres of beautifully maintained grounds and backing onto woodland, it offers elegance, tranquillity and modern comfort. Approached via an in-and-out driveway leading to a carport, garage and gated yard, the property immediately conveys rural character. The current owners have completed a comprehensive renovation, new roof, full rewire, replumbing, windows and doors, presenting the home in immaculate, turnkey condition. Planning permission also provides scope for future extension. Inside, the welcoming entrance hall features bespoke cabinetry and a built-in bench, flowing into well-designed living spaces. The lounge is warm and inviting, centred around a wood-burning stove. The expansive kitchen has been fully refitted in a modern country style with a Smeg range, generous island and space for a large fridge/freezer. It opens into a bright

dining area with panoramic garden views, ideal for everyday living and entertaining. A separate study offers a peaceful workspace, while the flagstone boot room, utility and cloakroom provide excellent practicality with ample storage and garden access. Upstairs, the main bedroom enjoys dual-aspect views and an ensuite toilet with dual sinks. Two further doubles overlook the gardens, one with its own ensuite toilet. There is a fourth bedroom offering flexibility for guests. The expansive gardens are beautifully maintained, backing directly onto woodland and including a greenhouse. The versatile outbuildings offer exceptional lifestyle potential. The first, formerly an annex, now includes a garage, gym and storerooms but could be reinstated as accommodation. The second, once a stable block, features a striking private pub with fitted bar, chandelier lighting and space for a pool table and darts. Remaining stables and wood store are in excellent condition and could return to equestrian use. The gravelled yard, formerly a sand school, offers further potential for parking, storage or additional

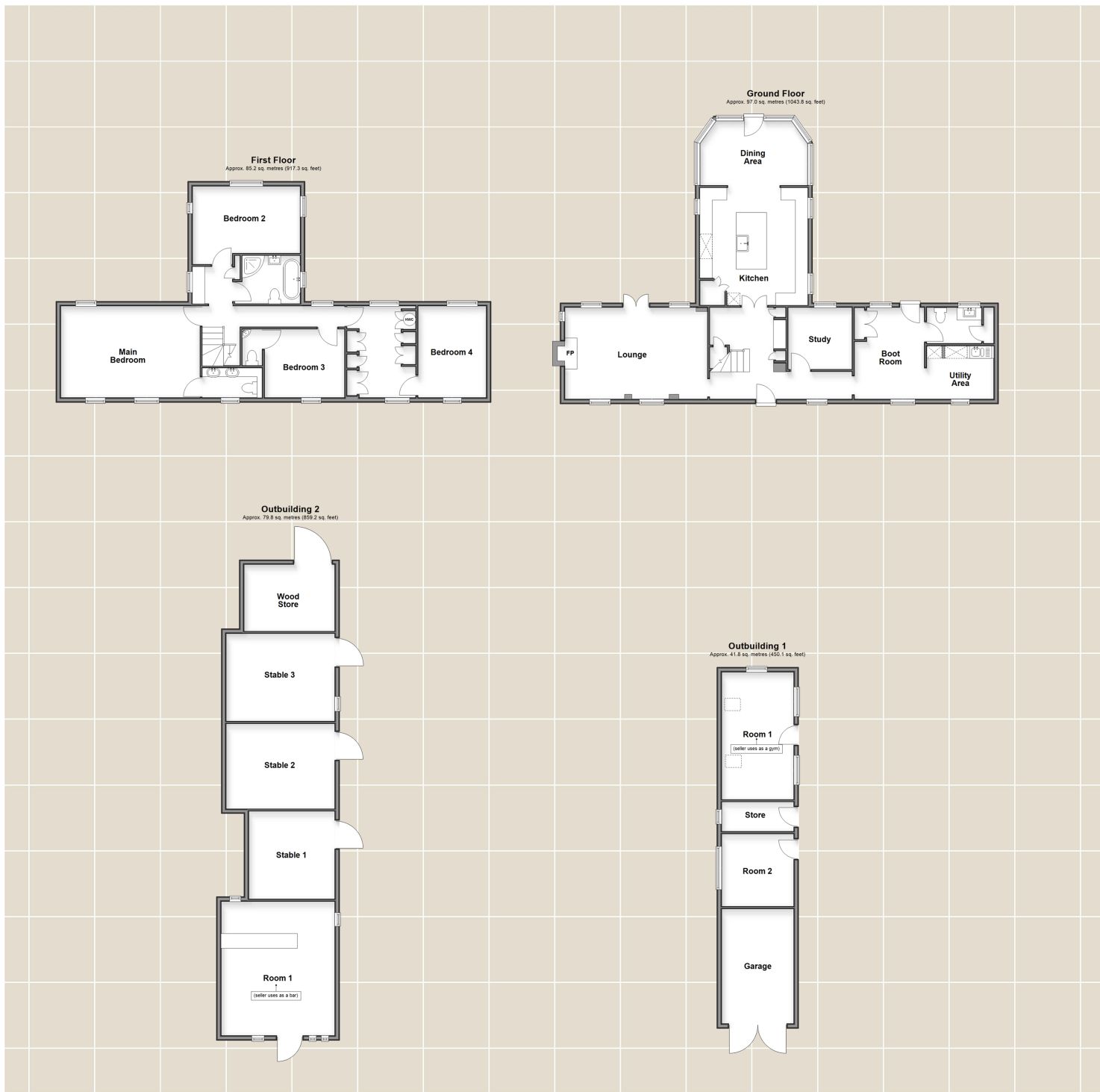
## What the owner says...

"We have loved living at Stone Cottage. We took on a tired home in need of care and have given it a new lease of life, ready for the next owners to enjoy or further enhance. Woolage Green is a charming rural hamlet surrounded by rolling countryside, offering an ideal blend of tranquillity and accessibility. Woodland walks, open fields and a close-knit community create a serene rural lifestyle while remaining well connected.

Everyday essentials are close by, with The Two Sawyers pub just down the lane and neighbouring villages providing local shops, including the excellent Barham Village Store and Post Office. Canterbury, Folkestone and Dover offer wider shopping, dining and leisure options. The surrounding countryside is perfect for walking, riding and exploring, and the coast at Deal, with its beach, pier, boutiques and restaurants, is also within easy reach.

Strong travel links add to the appeal. Aylesham and Snowdown stations offer direct routes to Canterbury and Dover with onward connections to London, while the A2 provides swift access towards both the capital and the coast. The area is also well served by respected schools, from popular village primaries to excellent secondary options including The King's School in Canterbury.

Woolage Green offers a rare combination: rural peace, a warm community, and convenient local amenities and transport links close at hand."



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

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